

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Pace Crescent, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$640,000

Median sale price

Median price \$1,115,000

Property Type House

Suburb Chelsea

Period - From 01/01/2022

to 31/12/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Tudor Ct EDITHVALE 3196	\$640,000	15/10/2022
2	3/34 Thames Prm CHELSEA 3196	\$620,000	10/09/2022
3	2/49 Swan Wlk CHELSEA 3196	\$610,000	01/10/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/01/2023 11:14



2 1 2

Property Type: Unit
Land Size: 382 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$640,000
Median House Price
Year ending December 2022: \$1,115,000

Comparable Properties



3 Tudor Ct EDITHVALE 3196 (REI/VG)

Agent Comments

2 1 2

Price: \$640,000
Method: Sold Before Auction
Date: 15/10/2022
Property Type: Unit
Land Size: 330 sqm approx



3/34 Thames Prm CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000
Method: Auction Sale
Date: 10/09/2022
Property Type: Unit
Land Size: 290 sqm approx



2/49 Swan Wlk CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$610,000
Method: Private Sale
Date: 01/10/2022
Property Type: Unit
Land Size: 171 sqm approx