

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

6/223 Thames Promenade Chelsea Heights VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

Property type

Unit

Suburb

Chelsea Heights

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

1/68 Argyle Avenue Chelsea VIC 3196	\$726,000	17-Sep-19
80B Berry Avenue Edithvale VIC 3196	\$690,000	10-Sep-19
3/54 Chelsea Road Chelsea VIC 3196	\$750,000	31-Jan-20

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 6 months.~~

This Statement of Information was prepared on: 24 February 2020



OBrien Real Estate

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1/68 Argyle Avenue Chelsea VIC 3196

3 2 1

Sold Price

\$726,000

Sold Date

17-Sep-19

Distance

1.58km



80B Berry Avenue Edithvale VIC 3196

2 1 1

Sold Price

\$690,000

Sold Date

10-Sep-19

Distance

1.6km



3/54 Chelsea Road Chelsea VIC 3196

2 2 1

Sold Price

^{RS} **\$750,000**

Sold Date

31-Jan-20

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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