

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

12/1A Thames Promenade Chelsea 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Oct 2020

to

30 Sep 2021

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

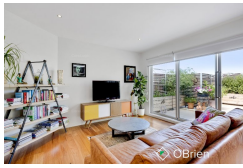
Date of sale

5/4 The Strand Chelsea VIC 3196	\$525,000	31-Jul-21
6/4 The Strand Chelsea VIC 3196	\$495,000	22-Sep-21
17/334-339 Station Street Chelsea VIC 3196	\$520,000	25-May-21

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: 26 October 2021



5/4 The Strand Chelsea VIC 3196

Sold Price

^{RS} **\$525,000** ^{UN}

Sold Date

31-Jul-21

 2  1  1

Distance

0.27km



6/4 The Strand Chelsea VIC 3196

Sold Price

^{RS} **\$495,000** ^{UN}

Sold Date

22-Sep-21

 2  1  1

Distance

0.27km



17/334-339 Station Street Chelsea VIC 3196

Sold Price

\$520,000

Sold Date

25-May-21

 2  1  1

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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