

## 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

1/1A Thames Promenade Chelsea VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$678,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Dec 2020

to

30 Nov 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

12/1A Thames Promenade Chelsea VIC 3196	\$564,000	03-Nov-21
22/334-339 Station Street Chelsea VIC 3196	\$380,000	02-Aug-21
5/11 Broadway Bonbeach VIC 3196	\$400,000	28-Sep-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: 01 December 2021



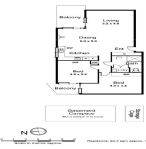
OBrien Real Estate

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12/1A Thames Promenade, Chelsea



**12/1A Thames Promenade Chelsea  
VIC 3196**

Sold Price

<sup>RS</sup> **\$564,000** <sup>UN</sup>

Sold Date **03-Nov-21**

2 1 1

Distance -



**22/334-339 Station Street Chelsea  
VIC 3196**

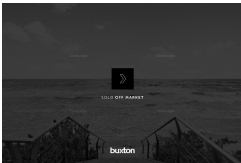
Sold Price

**\$380,000**

Sold Date **02-Aug-21**

1 1 1

Distance **0.28km**



**5/11 Broadway Bonbeach VIC 3196**

Sold Price

**\$400,000**

Sold Date **28-Sep-21**

1 1 1

Distance **1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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