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<br>Including suburb and postcode | 53B Golden Avenue 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 | $590,000 | & | $640,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $650,000 | Property type | Unit | Suburb | Chelsea |
| Period-from | 01 Oct 2019 | to | 30 Sep 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 |
|---|---|---|
| 2/44 Sherwood Avenue Chelsea VIC 3196 | $640,000 | 17-Feb-20 |
| 17/18-22 Golden Avenue Bonbeach VIC 3196 | $601,000 | 22-Feb-20 |
| 2/25 Swan Walk Chelsea VIC 3196 | $600,000 | 02-Jul-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: 20 October 2020

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**2/44 Sherwood Avenue Chelsea VIC 3196**

2 1 1

Sold Price **$640,000** Sold Date **17-Feb-20**

Distance **0.41km**



**17/18-22 Golden Avenue Bonbeach VIC 3196**

2 1 1

Sold Price **$601,000** Sold Date **22-Feb-20**

Distance **0.48km**



**2/25 Swan Walk Chelsea VIC 3196**

2 1 1

Sold Price **$600,000** Sold Date **02-Jul-20**

Distance **0.99km**

**RS** = Recent sale **UN** = Undisclosed Sale

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