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 (*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

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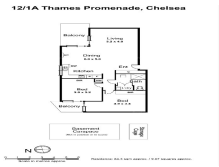


12/1A Thames Promenade Chelsea VIC 3196

2 1 1

Sold Price RS **$564,000** UN

Sold Date **03-Nov-21**

Distance **-**



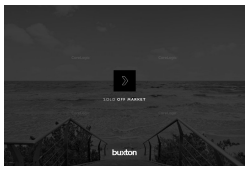
22/334-339 Station Street Chelsea VIC 3196

1 1 1

Sold Price **$380,000**

Sold Date **02-Aug-21**

Distance **0.28km**



5/11 Broadway Bonbeach VIC 3196

1 1 1

Sold Price **$400,000**

Sold Date **28-Sep-21**

Distance **1.07km**

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

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