Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	4/63-65 Swan Walk, Chelsea

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$*	or range between	$730,000	&	$800,000

Median sale price

Median price	$683,000	*House		*Unit	X	Suburb	Chelsea
Period - From	June 2016	to	June 2017	Source	Realestate.com.au		

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
56B Glenola Road, Chelsea	$830,000	25-May-17
4/21 Ella Grove, Chelsea	$762,500	18-Apr-17
2/6 Blantyre Avenue, Chelsea	$793,000	10-Mar-17



OBrien Real Estate