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	2/47A 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	$670,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median price	$581,000	*House		*Unit	X	Suburb	Chelsea
Period - From	Nov 2016	to	Oct 2017	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 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
3/62 Broadway, Bonbeach VIC 3196	$746,300	5-Oct-17
3/32 Tarella Road, Chelsea VIC 3196	$715,000	17-Aug-17
2 Cross Road, Chelsea VIC 3196	$740,000	13-Oct-17