OBrien Real Estate
Tanja Neven - Jones
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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	65 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	$530,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	~~*House~~		*Unit	X	Suburb	Chelsea
Period-from	01 Aug 2018	to	31 Jul 2019			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
2/34 Thames Promenade Chelsea VIC 3196	$493,000	13-Mar-19
1/9 Stayner Street Chelsea VIC 3196	$520,000	18-May-19
1/62 Golden Avenue Bonbeach VIC 3196	$533,000	14-May-19

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.~~

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2/34 Thames Promenade Chelsea VIC 3196

2 1 1

Sold Price **$493,000** Sold Date **13-Mar-19**

Distance **0.34km**



1/9 Stayner Street Chelsea VIC 3196

2 1 3

Sold Price **$520,000** Sold Date **18-May-19**

Distance **0.44km**



1/62 Golden Avenue Bonbeach VIC 3196

2 1 1

Sold Price **$533,000** Sold Date **14-May-19**

Distance **0.96km**

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

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