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	4/49 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	$790,000	&	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$678,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Nov 2020	to	31 Oct 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
3/23 Embankment Grove Chelsea VIC 3196	$837,500	20-Nov-21
63A Fowler Street Bonbeach VIC 3196	$845,000	07-Nov-21
2/27 Swanpool Avenue Chelsea VIC 3196	$822,000	05-Aug-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: 30 November 2021

CONSUMER AFFAIRS VICTORIA