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	1/15 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	$570,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Oct 2018	to	30 Sep 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
2/45 Woodbine Grove Chelsea VIC 3196	$600,000	18-Apr-19
2/13 Swan Walk Chelsea VIC 3196	$585,000	23-Jun-19
1/76 Swan Walk Chelsea VIC 3196	$590,000	04-Oct-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.~~

This Statement of Information was prepared on: 15 October 2019

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2/45 Woodbine Grove Chelsea VIC 3196 Sold Price **$600,000** Sold Date **18-Apr-19**

2 1 - Distance **0.48km**



2/13 Swan Walk Chelsea VIC 3196 Sold Price **$585,000** Sold Date **23-Jun-19**

2 1 1 Distance **0.96km**



1/76 Swan Walk Chelsea VIC 3196 Sold Price RS **$590,000** Sold Date **04-Oct-19**

2 1 1 Distance **1.07km**

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

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