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	3/65 Chelsea Rd, 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	$690,000	&	$730,000

Median sale price

Median price	$650,000	Property type	*Unit*	Suburb	*Chelsea*

Period - From	01 Jun 2020	to	31 May 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 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
1. 2/51 Golden Ave, Chelsea, Vic 3196	$785,000	20.05.2021
2. 48B Swan walk, Chelsea, Vic 3196	$655,000	24.04.2021
3. 46A Swan walk, Chelsea, Vic 3196	$651,600	30.03.2021

This Statement of Information was prepared on: 22.06.2021