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	3/45 SWAN WALK 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Nov 2023	to	31 Oct 2024	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
1/80 ARGYLE AVENUE CHELSEA VIC 3196	$860,000	20-Aug-24
24 TUDOR COURT EDITHVALE VIC 3196	$890,000	13-Jul-24
38 BAYSIDE AVENUE EDITHVALE VIC 3196	$890,000	14-Sep-24

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: 19 November 2024

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1/80 ARGYLE AVENUE CHELSEA VIC 3196

3 1 2

Sold Price **$860,000** Sold Date **20-Aug-24**

Distance **0.81km**



24 TUDOR COURT EDITHVALE VIC 3196

3 1 2

Sold Price **$890,000** Sold Date **13-Jul-24**

Distance **1.92km**



38 BAYSIDE AVENUE EDITHVALE VIC 3196

3 1 2

Sold Price Sold Date **14-Sep-24**

Distance **0.75km**

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

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