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<br>Including suburb and postcode | 3/49 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 | $730,000 | & | $760,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $693,500 | Property type | Unit | Suburb | Chelsea |
| Period-from | 01 May 2023 | to | 30 Apr 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 |
|---|---|---|
| 2/25 SWAN WALK CHELSEA VIC 3196 | $770,000 | 17-Apr-24 |
| 40 THAMES PROMENADE CHELSEA VIC 3196 | $745,000 | 21-Feb-24 |
| 4/25 SWANPOOL AVENUE CHELSEA VIC 3196 | $735,000 | 27-Nov-23 |

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: 09 May 2024

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**2/25 SWAN WALK CHELSEA VIC 3196**

2 1 1

Sold Price RS **$770,000** Sold Date **17-Apr-24**

Distance **0.26km**



**40 THAMES PROMENADE CHELSEA VIC 3196**

2 1 2

Sold Price RS **$745,000** Sold Date **21-Feb-24**

Distance **0.19km**



**4/25 SWANPOOL AVENUE CHELSEA VIC 3196**

2 1 1

Sold Price **$735,000** Sold Date **27-Nov-23**

Distance **0.44km**

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

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