

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

1/76 Catherine 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

\$595,000

&

\$654,500

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

1/29 Sherwood Avenue Chelsea VIC 3196	\$650,000	15-Jun-19
1/47 Thames Promenade Chelsea VIC 3196	\$638,000	18-Sep-19
1/28 Embankment Grove Chelsea VIC 3196	\$650,000	06-Jul-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: 30 October 2019



1/29 Sherwood Avenue Chelsea VIC 3196 Sold Price **\$650,000** Sold Date **15-Jun-19**
Distance **0.34km**

 3  1  1



1/47 Thames Promenade Chelsea VIC 3196 Sold Price **\$638,000** Sold Date **18-Sep-19**
Distance **0.39km**

 2  1  2



1/28 Embankment Grove Chelsea VIC 3196 Sold Price **\$650,000** Sold Date **06-Jul-19**
Distance **0.61km**

 2  1  2

RS = Recent sale UN = Undisclosed Sale

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