

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

5/51 THAMES PROMENADE 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

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/37 SWAN WALK CHELSEA VIC 3196	\$570,000	24-Aug-23
2/61 BLANTYRE AVENUE CHELSEA VIC 3196	\$500,000	02-Jul-23
3/5 SWAN WALK CHELSEA VIC 3196	\$550,000	24-Jun-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: 02 October 2023



2/37 SWAN WALK CHELSEA VIC 3196

Sold Price **\$570,000** Sold Date **24-Aug-23**

 2  1  1

Distance **0.14km**



2/61 BLANTYRE AVENUE CHELSEA VIC 3196

Sold Price **\$500,000** Sold Date **02-Jul-23**

 2  1  1

Distance **0.25km**



3/5 SWAN WALK CHELSEA VIC 3196

Sold Price **\$550,000** Sold Date **24-Jun-23**

 2  1  1

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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