

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 1/225 Thames Promenade, Chelsea Heights, VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$849,000

&

\$933,000

### Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Chelsea Heights (3196)

Period - From

01/04/2020

to

30/09/2020

Source

Pricfinder

### Comparable property sales

A

This is one property sold within five kilometres of the property for sale in the last 18 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

50B BAYSIDE AVENUE, EDITHVALE VIC 3196

\$900,000

10/12/2020

B

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 02/02/2020