

# 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

18 Swansea Road, Chelsea Vic 3196

### Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$1,100,000 Property Type House Suburb Chelsea

Period - From 26/10/2022 to 25/10/2023 Source REIV

### 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 six 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	300 Nepean Hwy EDITHVALE 3196	\$1,305,000	08/09/2023
2	6 Bath St CHELSEA 3196	\$1,375,000	15/06/2023
3	300 Station St CHELSEA 3196	\$1,450,000	16/09/2023

**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 six months.~~

This Statement of Information was prepared on:

26/10/2023 17:09

18 Swansea Road, Chelsea Vic 3196



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 439 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

26/10/2022 - 25/10/2023: \$1,100,000

## Comparable Properties

**300 Nepean Hwy EDITHVALE 3196 (REI)**

**Agent Comments**



**Price:** \$1,305,000

**Method:**

**Date:** 08/09/2023

**Property Type:** House

**6 Bath St CHELSEA 3196 (REI)**

**Agent Comments**



**Price:** \$1,375,000

**Method:**

**Date:** 15/06/2023

**Property Type:** House



**300 Station St CHELSEA 3196 (REI)**

**Agent Comments**



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 696 sqm approx

**Account - Jellis Craig**



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