

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

3/52 Glenola Road, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000 & \$900,000

Median sale price

Median price \$642,250 Property Type Unit Suburb Chelsea

Period - From 06/02/2022 to 05/02/2023 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	1/316 Nepean Hwy EDITHVALE 3196	\$900,000	01/12/2022
2	4/70 Argyle Av CHELSEA 3196	\$850,000	22/10/2022
3	2/30 Fraser Av EDITHVALE 3196	\$800,000	06/11/2022

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:

06/02/2023 11:48

3/52 Glenola Road, Chelsea Vic 3196



 3  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

06/02/2022 - 05/02/2023: \$642,250

Comparable Properties



1/316 Nepean Hwy EDITHVALE 3196 (REI/VG)

Agent Comments

 3  2  2

Price: \$900,000

Method: Private Sale

Date: 01/12/2022

Property Type: Unit



4/70 Argyle Av CHELSEA 3196 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000

Method: Private Sale

Date: 22/10/2022

Property Type: Unit



2/30 Fraser Av EDITHVALE 3196 (REI)

Agent Comments

 3  2  2

Price: \$800,000

Method: Private Sale

Date: 06/11/2022

Property Type: Unit

Land Size: 214 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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