

## 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

1/40 Embankment Grove, 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 \$880,000

&

\$960,000

## Median sale price

Median price \$905,000

House

X

Unit

Suburb Chelsea

Period - From 01/04/2017

to

30/06/2017

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 70 Fraser Av EDITHVALE 3196	\$920,000	25/03/2017
2 29c Ella Gr CHELSEA 3196	\$886,000	01/04/2017
3 303 Nepean Hwy EDITHVALE 3196	\$882,000	18/03/2017

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.

1/40 Embankment Grove, Chelsea Vic 3196

**hockingstuart**

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**Indicative Selling Price**

\$880,000 - \$960,000

**Median House Price**

June quarter 2017: \$905,000



4 2 2

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**70 Fraser Av EDITHVALE 3196 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 460 sqm approx



**29c Ella Gr CHELSEA 3196 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$886,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 300 sqm approx



**303 Nepean Hwy EDITHVALE 3196 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$882,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 488 sqm approx