

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

3/3 Donald Grove 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Dec 2020

to

30 Nov 2021

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

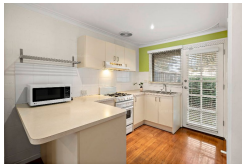
Date of sale

3/45 Chelsea Road Chelsea VIC 3196	\$525,000	28-Jun-21
2/59 Thames Promenade Chelsea VIC 3196	\$545,000	29-Aug-21
2/28 Sherwood Avenue Chelsea VIC 3196	\$550,000	23-Nov-21

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: 08 December 2021



3/45 Chelsea Road Chelsea VIC 3196

2 1 1

Sold Price

\$525,000

Sold Date

28-Jun-21

Distance

0.45km



2/59 Thames Promenade Chelsea VIC 3196

2 1 1

Sold Price

\$545,000

Sold Date

29-Aug-21

Distance

0.56km



2/28 Sherwood Avenue Chelsea VIC 3196

2 1 1

Sold Price

^{RS} **\$550,000**

Sold Date

23-Nov-21

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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