

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/28 Embankment 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

\$565,000

&

\$621,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

*House

*Unit

X

Suburb

Chelsea

Period-from

01 Jun 2018

to

31 May 2019

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

3/37 Sherwood Avenue Chelsea VIC 3196	\$595,000	21-Feb-19
53 Arnold Drive Chelsea VIC 3196	\$590,000	28-Feb-19
1/11 Derby Parade Bonbeach VIC 3196	\$600,000	30-Mar-19

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.~~

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3/37 Sherwood Avenue Chelsea VIC 3196

 2
  1
  1

Sold Price

\$595,000

Sold Date

21-Feb-19

Distance

0.55km

Nov 18

CoreLogic



53 Arnold Drive Chelsea VIC 3196

 2
  1
  1

Sold Price

\$590,000

Sold Date

28-Feb-19

Distance

0.8km

Apr 17

CoreLogic



1/11 Derby Parade Bonbeach VIC 3196

 2
  1
  2

Sold Price

\$600,000

Sold Date

30-Mar-19

Distance

1.21km
RS = Recent sale

UN = Undisclosed Sale

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