

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

5 Kangaroo Road, Chelsea Vic 3196

Indicative selling price

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

Range between \$1,280,000

&

\$1,350,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Chelsea

Period - From 01/01/2021

to

31/03/2021

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	14b Douglas Av CHELSEA 3196	\$1,450,000	22/12/2020
2	47a Elsie Gr EDITHVALE 3196	\$1,385,000	14/01/2021
3	41 Munro Av EDITHVALE 3196	\$1,330,000	08/02/2021

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:

29/04/2021 16:25

5 Kangaroo Road, Chelsea Vic 3196



 4  3  3

Property Type: House (Res)

Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,350,000

Median House Price

March quarter 2021: \$1,200,000

Comparable Properties

14b Douglas Av CHELSEA 3196 (VG)

Agent Comments

 3  -  -

Price: \$1,450,000

Method: Sale

Date: 22/12/2020

Property Type: House (Res)

Land Size: 234 sqm approx



47a Elsie Gr EDITHVALE 3196 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,385,000

Method: Private Sale

Date: 14/01/2021

Property Type: Townhouse (Single)

Land Size: 346 sqm approx



41 Munro Av EDITHVALE 3196 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,330,000

Method: Sold Before Auction

Date: 08/02/2021

Property Type: House (Res)

Land Size: 589 sqm approx

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