

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

4/21 Ella Grove, Chelsea Vic 3196

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$692,500

Property Type Unit

Suburb Chelsea

Period - From 01/01/2022

to

31/12/2022

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	53b Swan Wlk CHELSEA 3196	\$950,000	12/10/2022
2	52 Fraser Av EDITHVALE 3196	\$915,000	27/11/2022
3	17b Field Av EDITHVALE 3196	\$900,000	17/02/2023

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:

06/03/2023 10:27



3 2 2

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median Unit Price
Year ending December 2022: \$692,500

Comparable Properties



53b Swan Wlk CHELSEA 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 12/10/2022
Property Type: Townhouse (Single)



52 Fraser Av EDITHVALE 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$915,000
Method: Private Sale
Date: 27/11/2022
Property Type: House
Land Size: 308 sqm approx



17b Field Av EDITHVALE 3196 (REI)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 17/02/2023
Property Type: Unit
Land Size: 382 sqm approx

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