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

2A Chadwell 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	\$1,280,000	&	\$1,380,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,050,000	Prop	erty type	y type House		Suburb	Chelsea
Period-from	01 Nov 2020	to	31 Oct 2	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.

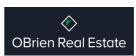
Address of comparable property	Price	Date of sale
3/2-3 Gracie Avenue Edithvale VIC 3196	\$1,300,000	16-Jul-21
10/2-3 Gracie Avenue Edithvale VIC 3196	\$1,305,000	17-Oct-21

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: 03 November 2021





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3/2-3 Gracie Avenue Edithvale VIC Sold Price 3196

\$1,300,000 Sold Date

16-Jul-21

□ 3

₾ 2

⇔2

Distance

1.61km



RS = Recent sale

10/2-3 Gracie Avenue Edithvale VIC Sold Price

** \$1,305,000 Sold Date

17-Oct-21

Distance

1.62km

3196

፷ 3

₽ 2

UN = Undisclosed Sale

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