

## 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

1/1A KELVIN GROVE CHELSEA VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Chelsea

Period-from

01 May 2021

to

30 Apr 2022

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

15/8 MAURY ROAD CHELSEA VIC 3196	\$518,200	15-Oct-21
3/33 NORTHCLIFFE ROAD EDITHVALE VIC 3196	\$476,000	11-Dec-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: 16 May 2022



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**15/8 MAURY ROAD CHELSEA VIC 3196**

Sold Price

**\$518,200**

Sold Date

**15-Oct-21**



1



1



1

Distance

-



**3/33 NORTHCLIFFE ROAD  
EDITHVALE VIC 3196**

Sold Price

**\$476,000**

Sold Date

**11-Dec-21**



1



1



1

Distance

**0.76km**

RS = Recent sale

UN = Undisclosed Sale

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