



# Statement of Information

Sections 47AF of the Estate Agents Act 1980

104 Ella Grove,  
CHELSEA 3196

House



3 beds



2 baths



1 parking

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$850,000 - \$895,000**

## Median sale price

Median **House** for **CHELSEA** for period **Jul 2017 - Sep 2017**

Sourced from **Pricefinder.com.au**.

**\$926,500**

## Comparable property sales

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 the most comparable to the property for sale.

**84 Hughes Avenue,**  
Chelsea 3196

**Price \$923,000** Sold 30  
August 2017

**115 Ella Grove,**  
Edithvale 3196

**Price \$875,000** Sold 16  
August 2017

**144 Ella Grove,**  
Edithvale 3196

**Price \$912,000** Sold 24  
August 2017

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Pricefinder.com.au](http://Pricefinder.com.au).

## Contact agents



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