

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

2/40 Glenola Road 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2020

to

31 Oct 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 Cypress Court Chelsea VIC 3196	\$760,000	11-Jun-21
3 Parkland Drive Chelsea VIC 3196	\$745,000	10-Aug-21
6 Bardoel Court Chelsea VIC 3196	\$731,000	05-Jul-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



OBrien Real Estate

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3 Cypress Court Chelsea VIC 3196

Sold Price

\$760,000

Sold Date

11-Jun-21

3

1

1

Distance

0.59km



3 Parkland Drive Chelsea VIC 3196

Sold Price

\$745,000

Sold Date

10-Aug-21

3

1

1

Distance

0.59km



6 Bardoel Court Chelsea VIC 3196

Sold Price

\$731,000

Sold Date

05-Jul-21

3

1

1

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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