

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

3/27 EMBANKMENT 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jun 2021

to

31 May 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

4/6 YORK STREET BONBEACH VIC 3196	\$631,000	05-Mar-22
3/34 GOLDEN AVENUE BONBEACH VIC 3196	\$605,000	26-May-22
1/41 ARGYLE AVENUE CHELSEA VIC 3196	\$627,000	12-May-22

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: 11 June 2022



4/6 YORK STREET BONBEACH VIC 3196 Sold Price **\$631,000** Sold Date **05-Mar-22**

 2  1  1

Distance **1.63km**



3/34 GOLDEN AVENUE BONBEACH VIC 3196 Sold Price ^{RS} **\$605,000** Sold Date **26-May-22**

 2  1  1

Distance **1.19km**



1/41 ARGYLE AVENUE CHELSEA VIC 3196 Sold Price ^{RS} **\$627,000** ^{UN} Sold Date **12-May-22**

 2  1  1

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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