

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

83 Ella 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,062,500

Property type

House

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

74 Hughes Avenue Chelsea VIC 3196	\$1,220,000	19-Oct-21
11 Irene Court Chelsea VIC 3196	\$1,170,000	26-Jun-21
52 Hughes Avenue Edithvale VIC 3196	\$1,157,500	21-Aug-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: 17 November 2021



74 Hughes Avenue Chelsea VIC 3196

 4  2  2

Sold Price

^{RS} **\$1,220,000**

Sold Date

19-Oct-21

Distance

0.22km



11 Irene Court Chelsea VIC 3196

 3  1  1

Sold Price

\$1,170,000

Sold Date

26-Jun-21

Distance

0.36km



52 Hughes Avenue Edithvale VIC 3196

 4  2  2

Sold Price

^{RS} **\$1,157,500** ^{UN}

Sold Date

21-Aug-21

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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