

# 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

1/16 Embankment 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)

Range between \$1,075,000

&

\$1,125,000

### Median sale price

Median price \$679,500

Property Type Unit

Suburb Chelsea

Period - From 01/04/2019

to

30/06/2019

Source REIV

### 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 six 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
1	39b Camp St CHELSEA 3196	\$1,195,000	11/05/2019
2	1/475 Nepean Hwy CHELSEA 3196	\$1,160,000	03/07/2019
3			

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 six months.~~

This Statement of Information was prepared on:

19/09/2019 14:39



 3  2  2

**Rooms:** 7

**Property Type:** Townhouse

**Agent Comments**

Brand New

**Indicative Selling Price**

\$1,075,000 - \$1,125,000

**Median Unit Price**

June quarter 2019: \$679,500

## Comparable Properties



**39b Camp St CHELSEA 3196 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$1,195,000

**Method:** Sale

**Date:** 11/05/2019

**Property Type:** House (Res)

**Land Size:** 206 sqm approx



**1/475 Nepean Hwy CHELSEA 3196 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,160,000

**Method:** Sale

**Date:** 03/07/2019

**Property Type:** Strata Unit/Flat

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 six months.