

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

1/26 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2020

to

31 Jul 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

8/3 Golden Avenue Chelsea VIC 3196	\$607,000	28-Jun-21
4/1 Golden Avenue Chelsea VIC 3196	\$568,700	28-Apr-21
1/68 Sherwood Avenue Chelsea VIC 3196	\$615,000	06-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: 14 August 2021



8/3 Golden Avenue Chelsea VIC 3196

 2  1  1

Sold Price **\$607,000** Sold Date **28-Jun-21**

Distance **0.22km**



4/1 Golden Avenue Chelsea VIC 3196

 2  1  1

Sold Price **\$568,700** Sold Date **28-Apr-21**

Distance **0.24km**



1/68 Sherwood Avenue Chelsea VIC 3196

 2  1  1

Sold Price ^{RS} **\$615,000** Sold Date **06-Aug-21**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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