

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

90 Embankment Grove, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Chelsea

Period - From 01/01/2023 to 31/12/2023 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	2/51 Broadway BONBEACH 3196	\$890,000	19/02/2024
2	30 Sutton St CHELSEA HEIGHTS 3196	\$870,000	15/03/2024
3	31 Thames Prm CHELSEA 3196	\$845,500	27/01/2024

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:

21/03/2024 12:05



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Property Type: House
Land Size: 535 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
Year ending December 2023: \$1,060,000

Comparable Properties



2/51 Broadway BONBEACH 3196 (REI)

Agent Comments

3 1 5

Price: \$890,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 584 sqm approx



30 Sutton St CHELSEA HEIGHTS 3196 (REI)

Agent Comments

3 1 4

Price: \$870,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 537 sqm approx



31 Thames Prm CHELSEA 3196 (REI)

Agent Comments

3 1 2

Price: \$845,500
Method: Private Sale
Date: 27/01/2024
Property Type: House
Land Size: 525 sqm approx