

## Statement of Information

# Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode

7 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) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 1	\$1,150,000	Or range between		&	
Unit 2	\$815,000	Or range between		&	
Unit 3	\$815,000	Or range between		&	
Unit 4	\$835,000	Or range between		&	
Unit 5	\$1,190,000	Or range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$685,500

Suburb

Chelsea

Period - From

01/10/2020

to

30/09/2021

Source

REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 1	1/203 Nepean Hwy ASPENDALE 3195	\$1,150,000	20/11/2021
	34b Royal Rd BONBEACH 3196	\$1,100,000	10/09/2021
	21b Randall Av EDITHVALE 3196	\$1,195,000	07/08/2021

**Unit type or class**

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 2	4/49 Golden Av CHELSEA 3196	\$825,000	07/12/2021
	2/54 Ella Gr CHELSEA 3196	\$820,000	07/09/2021
	6/19 Northcliffe Rd EDITHVALE 3196	\$850,000	16/06/2021

**Unit type or class**

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 3	4/49 Golden Av CHELSEA 3196	\$825,000	07/12/2021
	2/54 Ella Gr CHELSEA 3196	\$820,000	07/09/2021
	6/19 Northcliffe Rd EDITHVALE 3196	\$850,000	16/06/2021

**Unit type or class**

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 4	4/49 Golden Av CHELSEA 3196	\$825,000	07/12/2021
	5 Banjo Cirt BONBEACH 3196	\$815,000	22/06/2021
	6/19 Northcliffe Rd EDITHVALE 3196	\$850,000	16/06/2021

**Unit type or class**

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 5	2/30 Haig Av EDITHVALE 3196	\$1,125,000	29/10/2021
	34b Royal Rd BONBEACH 3196	\$1,100,000	10/09/2021
	21b Randall Av EDITHVALE 3196	\$1,195,000	07/08/2021

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

14/12/2021 15:03