

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

2/17 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2021

to

31 Mar 2022

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

5/48 EMBANKMENT GROVE CHELSEA VIC 3196	\$700,000	08-Mar-22
1/56 CATHERINE AVENUE CHELSEA VIC 3196	\$695,000	12-Nov-21
1/57 ARGYLE AVENUE CHELSEA VIC 3196	\$640,000	06-Nov-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: 05 April 2022



OBrien Real Estate

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**5/48 EMBANKMENT GROVE
CHELSEA VIC 3196**

2 1 1

Sold Price

^{RS}

\$700,000

Sold Date

08-Mar-22

Distance

0.47km



**1/56 CATHERINE AVENUE
CHELSEA VIC 3196**

2 1 1

Sold Price

\$695,000

Sold Date

12-Nov-21

Distance

0.95km



**1/57 ARGYLE AVENUE CHELSEA
VIC 3196**

2 1 1

Sold Price

\$640,000

Sold Date

06-Nov-21

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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