

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

1/104 ELSIE 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

\$1,190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2022

to

31 Jul 2023

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

3/1 FAMECHON ROAD EDITHVALE VIC 3196	\$1,260,000	28-Jul-23
2/4 INGA COURT CHELSEA VIC 3196	\$1,160,000	01-Jul-23
1/50 WOODBINE GROVE CHELSEA VIC 3196	\$1,145,000	03-Jun-23

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 August 2023



**3/1 FAMECHON ROAD EDITHVALE
VIC 3196**

Sold Price

\$1,260,000

Sold Date

-



3



2



2

Distance

0.25km



**2/4 INGA COURT CHELSEA VIC
3196**

Sold Price

^{RS}

\$1,160,000

Sold Date

01-Jul-23



3



2



2

Distance

0.41km



**1/50 WOODBINE GROVE CHELSEA
VIC 3196**

Sold Price

^{RS}

\$1,145,000

Sold Date

03-Jun-23



3



2



2

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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