

## 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

1/16 Tarella Road 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)

Single Price

or range  
between

\$695,000

&

\$764,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Mar 2020

to

28 Feb 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

2/39 Kangaroo Road Chelsea VIC 3196	\$720,000	19-Oct-20
1/74 Elsie Grove Chelsea VIC 3196	\$750,000	28-Nov-20
13C Cross Road Chelsea VIC 3196	\$730,000	29-Oct-20

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: 18 March 2021



**2/39 Kangaroo Road Chelsea VIC 3196**

 3  2  1

Sold Price

**\$720,000**

Sold Date

**19-Oct-20**

Distance

**0.25km**



**1/74 Elsie Grove Chelsea VIC 3196**

 3  1  1

Sold Price

**\$750,000**

Sold Date

**28-Nov-20**

Distance

**0.47km**



**13C Cross Road Chelsea VIC 3196**

 3  1  1

Sold Price

**\$730,000**

Sold Date

**29-Oct-20**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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