

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

3/12 Tarella Road 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Sep 2019

to

31 Aug 2020

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

1/14 Embankment Grove Chelsea VIC 3196	\$615,000	19-Aug-20
2/28 Embankment Grove Chelsea VIC 3196	\$600,000	29-Apr-20
2/25 Swan Walk Chelsea VIC 3196	\$600,000	02-Jul-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: 23 September 2020



1/14 Embankment Grove Chelsea VIC 3196

2 1 2

Sold Price

^{RS} **\$615,000** Sold Date **19-Aug-20**

Distance **0.32km**



2/28 Embankment Grove Chelsea VIC 3196

2 1 1

Sold Price

\$600,000 Sold Date **29-Apr-20**

Distance **0.38km**



2/25 Swan Walk Chelsea VIC 3196

2 1 1

Sold Price

^{RS} **\$600,000** Sold Date **02-Jul-20**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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