

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

4/12 EMBANKMENT 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

\$482,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/26 SHERWOOD AVENUE CHELSEA VIC 3196	\$510,000	27-Nov-24
1/18 ARGYLE AVENUE CHELSEA VIC 3196	\$525,000	19-Oct-24
4/8 YORK STREET BONBEACH VIC 3196	\$508,000	14-Oct-24

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: 06 March 2025


**1/26 SHERWOOD AVENUE
CHELSEA VIC 3196**
 2  1  1

Sold Price

\$510,000

 Sold Date **27-Nov-24**

Distance

0.61km

**1/18 ARGYLE AVENUE CHELSEA
VIC 3196**
 2  1  1

Sold Price

\$525,000

 Sold Date **19-Oct-24**

Distance

0.83km

**4/8 YORK STREET BONBEACH VIC
3196**
 2  1  1

Sold Price

\$508,000

 Sold Date **14-Oct-24**

Distance

1.53km
RS = Recent sale

UN = Undisclosed Sale

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