

## 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

3/54 Chelsea 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Jan 2019

to

31 Dec 2019

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

3/28 Embankment Grove Chelsea VIC 3196	\$691,000	14-Sep-19
3/41 Embankment Grove Chelsea VIC 3196	\$731,000	31-Aug-19
1/76 Keith Avenue Edithvale VIC 3196	\$720,000	19-Aug-19

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.~~

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**OBrien Real Estate**

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### 3/28 Embankment Grove Chelsea VIC 3196

2 1 2

Sold Price

**\$691,000**

Sold Date

**14-Sep-19**

Distance

**0.29km**



### 3/41 Embankment Grove Chelsea VIC 3196

3 1 2

Sold Price

**\$731,000**

Sold Date

**31-Aug-19**

Distance

**0.38km**



### 1/76 Keith Avenue Edithvale VIC 3196

3 2 2

Sold Price

**\$720,000**

Sold Date

**19-Aug-19**

Distance

**1.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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