

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

4/23 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2021

to

31 Mar 2022

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

2A BRIDGES AVENUE EDITHVALE VIC 3196

\$925,000

25-Oct-21

3/17 ELLA GROVE CHELSEA VIC 3196

\$962,000

17-Nov-21

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: 13 April 2022


**2A BRIDGES AVENUE EDITHVALE
VIC 3196**

Sold Price

\$925,000

Sold Date

25-Oct-21
 3
 1
 2

Distance

0.96km

**3/17 ELLA GROVE CHELSEA VIC
3196**

Sold Price

\$962,000

Sold Date

17-Nov-21
 3
 1
 2

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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