

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

3/28 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

\$590,000

&amp;

\$640,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

\*House

\*Unit

X

Suburb

Chelsea

Period-from

01 Jul 2018

to

30 Jun 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

3/38 Embankment Grove Chelsea VIC 3196

\$640,000

20-Mar-19

2/13 Swan Walk Chelsea VIC 3196

\$585,000

08-Jul-19

3/37 Sherwood Avenue Chelsea VIC 3196

\$595,000

21-Feb-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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### 3/38 Embankment Grove Chelsea VIC 3196

 3  1  1

Sold Price

**\$640,000**

Sold Date

**20-Mar-19**

Distance

**0.12km**



### 2/13 Swan Walk Chelsea VIC 3196

 2  1  1

Sold Price

<sup>RS</sup> **\$585,000**

Sold Date

**08-Jul-19**

Distance

**0.15km**



### 3/37 Sherwood Avenue Chelsea VIC 3196

 2  1  1

Sold Price

**\$595,000**

Sold Date

**21-Feb-19**

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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