

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

2/4 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Dec 2019

to

30 Nov 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

1/4 Donald Grove Chelsea VIC 3196	\$550,000	12-Nov-20
2/25 Swan Walk Chelsea VIC 3196	\$600,000	02-Jul-20
3/12 Tarella Road Chelsea VIC 3196	\$577,000	21-Oct-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: 17 December 2020

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1/4 Donald Grove Chelsea VIC 3196 Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **12-Nov-20**

 2  1  1

Distance **0.17km**



2/25 Swan Walk Chelsea VIC 3196 Sold Price **\$600,000** Sold Date **02-Jul-20**

 2  1  1

Distance **0.22km**



3/12 Tarella Road Chelsea VIC 3196 Sold Price ^{RS} **\$577,000** ^{UN} Sold Date **21-Oct-20**

 2  1  2

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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