

## 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

30 Glenola 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Other

Suburb

Chelsea

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 1/25 Swan Walk Chelsea VIC 3196 | \$825,000 | 27-Aug-21 |
| 3/57 Swan Walk Chelsea VIC 3196 | \$850,000 | 20-Jul-21 |
| 3/1 Cross Road Chelsea VIC 3196 | \$857,000 | 18-Sep-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: 04 November 2021


**1/25 Swan Walk Chelsea VIC 3196**

Sold Price

<sup>RS</sup>
**\$825,000**

Sold Date

**27-Aug-21**
 2

 1

 1

Distance

**0.87km**

**3/57 Swan Walk Chelsea VIC 3196**

Sold Price

**\$850,000**

Sold Date

**20-Jul-21**
 3

 1

 2

Distance

**0.97km**

**3/1 Cross Road Chelsea VIC 3196**

Sold Price

<sup>RS</sup>
**\$857,000**

Sold Date

**18-Sep-21**
 2

 1

 1

Distance

**1.39km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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