

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

3/26 Ella 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2020

to

31 Mar 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

1/59 Argyle Avenue Chelsea VIC 3196	\$695,000	23-Dec-20
4/57-59 Golden Avenue Chelsea VIC 3196	\$670,000	08-Mar-21
3/35 Broadway Bonbeach VIC 3196	\$661,000	21-Dec-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: 08 April 2021

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1/59 Argyle Avenue Chelsea VIC 3196

Sold Price

\$695,000

Sold Date **23-Dec-20**

 2  1  1

Distance **1.13km**



4/57-59 Golden Avenue Chelsea VIC 3196

Sold Price

^{RS} **\$670,000** ^{UN}

Sold Date **08-Mar-21**

 2  1  1

Distance **1.34km**



3/35 Broadway Bonbeach VIC 3196

Sold Price

\$661,000

Sold Date **21-Dec-20**

 2  1  1

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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