

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

3/46 Glenola 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

\$580,000

&

\$620,000

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

9 Pace Crescent Chelsea VIC 3196	\$631,000	09-Apr-21
19 Baxter Court Chelsea VIC 3196	\$590,000	16-Mar-21
6/62 Golden Avenue Bonbeach VIC 3196	\$626,000	10-Mar-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: 26 April 2021

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9 Pace Crescent Chelsea VIC 3196

Sold Price

^{RS} **\$631,000** Sold Date **09-Apr-21**

 2  1  1

Distance **1.36km**



19 Baxter Court Chelsea VIC 3196

Sold Price

^{RS} **\$590,000** Sold Date **16-Mar-21**

 2  1  1

Distance **1.08km**



6/62 Golden Avenue Bonbeach VIC 3196

Sold Price

^{RS} **\$626,000** Sold Date **10-Mar-21**

 2  1  1

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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