

# 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

80 Ella Grove, Chelsea

### 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

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$860,000

\*House

X

\*Unit

Suburb

Chelsea

Period - From

1<sup>st</sup> July 16

to

31<sup>st</sup> July 17

Source

Realestate.com.au

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 5 Irene Court, Chelsea	\$779,500	11-Mar-17
2 76 Ella Grove, Chelsea	\$750,000	03-Mar-17
3 56 Mulkarra Drive, Chelsea	\$730,000	14-Mar-17



OBrien Real Estate