

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

2/44 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2019

to

30 Jun 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

3/51 Golden Avenue Chelsea VIC 3196	\$655,000	17-Feb-20
4/51 Golden Avenue Chelsea VIC 3196	\$665,000	15-Feb-20
1/21 Golden Avenue Chelsea VIC 3196	\$680,000	22-May-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: 10 July 2020


3/51 Golden Avenue Chelsea VIC 3196

Sold Price

\$655,000

Sold Date

17-Feb-20

2

1

1

Distance

0.14km

4/51 Golden Avenue Chelsea VIC 3196

Sold Price

\$665,000

Sold Date

15-Feb-20

2

1

1

Distance

0.16km

1/21 Golden Avenue Chelsea VIC 3196

Sold Price

\$680,000

Sold Date

22-May-20

2

1

-

Distance

0.24km
RS = Recent sale

UN = Undisclosed Sale

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