

## 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

2/16 Ella Grove 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,600

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2020

to

30 Jun 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

1/14 Ella Grove Chelsea VIC 3196	\$600,000	09-Feb-21
9 Pace Crescent Chelsea VIC 3196	\$631,000	26-Mar-21
2/56 Woodbine Grove Chelsea VIC 3196	\$630,000	03-Apr-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.~~

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**1/14 Ella Grove Chelsea VIC 3196**

Sold Price

**\$600,000**

Sold Date

**09-Feb-21**

2

1

2

Distance

**0.03km**



**9 Pace Crescent Chelsea VIC 3196**

Sold Price

**\$631,000**

Sold Date

**26-Mar-21**

2

1

1

Distance

**0.4km**



**2/56 Woodbine Grove Chelsea VIC 3196**

Sold Price

**\$630,000**

Sold Date

**03-Apr-21**

2

1

2

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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