

## 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

74 EMBANKMENT 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

\$980,000

&

\$1,075,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,151,000

Property type

House

Suburb

Chelsea

Period-from

01 Apr 2021

to

31 Mar 2022

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 85 EMBANKMENT GROVE CHELSEA VIC 3196 | \$1,020,000 | 27-Nov-21 |
| 31 BAXTER AVENUE CHELSEA VIC 3196    | \$1,058,000 | 21-Feb-22 |
| 84 EMBANKMENT GROVE CHELSEA VIC 3196 | \$1,020,000 | 14-Sep-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: 09 April 2022



OBrien Real Estate

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**85 EMBANKMENT GROVE  
CHELSEA VIC 3196**

3 1 2

Sold Price

**\$1,020,000**

Sold Date

**27-Nov-21**

Distance

**0.06km**



**31 BAXTER AVENUE CHELSEA VIC  
3196**

3 1 1

Sold Price

<sup>RS</sup> **\$1,058,000**

Sold Date

**21-Feb-22**

Distance

**0.02km**



**84 EMBANKMENT GROVE  
CHELSEA VIC 3196**

3 1 2

Sold Price

**\$1,020,000**

Sold Date

**14-Sep-21**

Distance

**0.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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