

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

1/7 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Chelsea

Period-from

01 May 2021

to

30 Apr 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

3/13 GOLDEN AVENUE CHELSEA VIC 3196	\$650,000	08-Dec-21
3/15-17 WOODBINE GROVE CHELSEA VIC 3196	\$665,000	04-Nov-21
3/19 GLENOLA ROAD CHELSEA VIC 3196	\$673,000	22-Jan-22

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 May 2022



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3/13 GOLDEN AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **\$650,000** Sold Date **08-Dec-21**

Distance **0.16km**



3/15-17 WOODBINE GROVE CHELSEA VIC 3196

2 1 1

Sold Price **\$665,000** Sold Date **04-Nov-21**

Distance **-**



3/19 GLENOLA ROAD CHELSEA VIC 3196

2 1 1

Sold Price **\$673,000** Sold Date **22-Jan-22**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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