

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 (*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

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



**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 ^{RS} **\$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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