

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

3/25 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

\$659,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2021

to

31 Oct 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

1/347 STATION STREET CHELSEA VIC 3196	\$642,000	10-Sep-22
4/44 SHERWOOD AVENUE CHELSEA VIC 3196	\$640,000	13-Sep-22
1/7 GLENOLA ROAD CHELSEA VIC 3196	\$667,500	08-Jun-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: 30 November 2022



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**1/347 STATION STREET CHELSEA
VIC 3196**

2 1 1

Sold Price

\$642,000

Sold Date

10-Sep-22

Distance

0.64km



**4/44 SHERWOOD AVENUE
CHELSEA VIC 3196**

2 1 1

Sold Price

^{RS} **\$640,000**

Sold Date

13-Sep-22

Distance

0.68km



**1/7 GLENOLA ROAD CHELSEA VIC
3196**

2 1 1

Sold Price

\$667,500

Sold Date

08-Jun-22

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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