

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

4/7 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2023

to

31 Jul 2024

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

5/8 EMBANKMENT GROVE CHELSEA VIC 3196	\$610,000	20-Feb-24
2/9 STAYNER STREET CHELSEA VIC 3196	\$616,000	25-May-24
8/3 GOLDEN AVENUE CHELSEA VIC 3196	\$637,000	25-Feb-24

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: 15 August 2024

Josh Runatay

M +61430236375

E josh.runatay@obrienrealestate.com.au



**5/8 EMBANKMENT GROVE
CHELSEA VIC 3196**

 2  1  1

Sold Price

\$610,000

Sold Date **20-Feb-24**

Distance

0.85km



**2/9 STAYNER STREET CHELSEA
VIC 3196**

 2  1  1

Sold Price

^{RS} **\$616,000**

Sold Date **25-May-24**

Distance

1.25km



**8/3 GOLDEN AVENUE CHELSEA
VIC 3196**

 2  1  1

Sold Price

\$637,000

Sold Date **25-Feb-24**

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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