

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

3/4 ELLA 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Unit

Suburb

Chelsea

Period-from

30 March 2024

to

30 Sep 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

1/27 IVAN AVENUE EDITHVALE VIC 3196	\$945,000	15-Jun-24
2/36 BLANTYRE AVENUE CHELSEA VIC 3196	\$920,000	20-Sep-24
4/55 ARGYLE AVENUE CHELSEA VIC 3196	\$880,000	04-May-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: 22 October 2024

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**1/27 IVAN AVENUE EDITHVALE
VIC 3196**

 3  2  2

Sold Price

\$945,000

Sold Date

15-Jun-24

Distance

0.62km



**2/36 BLANTYRE AVENUE
CHELSEA VIC 3196**

 3  2  2

Sold Price

^{RS} **\$920,000**

Sold Date

20-Sep-24

Distance

0.77km



**4/55 ARGYLE AVENUE CHELSEA
VIC 3196**

 3  2  1

Sold Price

\$880,000

Sold Date

04-May-24

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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