

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

5/12 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Oct 2023

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

1/23 EMBANKMENT GROVE CHELSEA VIC 3196	\$600,000	24-Aug-24
2/4 DONALD GROVE CHELSEA VIC 3196	\$570,000	08-May-24
3/68 SWAN WALK CHELSEA VIC 3196	\$560,000	11-Jul-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: 31 October 2024

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**1/23 EMBANKMENT GROVE
CHELSEA VIC 3196**

 2  1  1

Sold Price

\$600,000

Sold Date **24-Aug-24**

Distance

0.12km



**2/4 DONALD GROVE CHELSEA VIC
3196**

 2  1  1

Sold Price

\$570,000

Sold Date **08-May-24**

Distance

0.13km



**3/68 SWAN WALK CHELSEA VIC
3196**

 2  1  1

Sold Price

\$560,000

Sold Date **11-Jul-24**

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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