

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

3/31 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/12 Ella Grove Chelsea VIC 3196	\$830,000	08-Feb-21
4/12 Ella Grove Chelsea VIC 3196	\$890,000	13-Mar-21
3/30 French Avenue Edithvale VIC 3196	\$803,000	27-Mar-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: 04 September 2021



OBrien Real Estate

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2/12 Ella Grove Chelsea VIC 3196

Sold Price

\$830,000

Sold Date

08-Feb-21

3

2

2

Distance

0.21km



4/12 Ella Grove Chelsea VIC 3196

Sold Price

\$890,000

Sold Date

13-Mar-21

3

2

3

Distance

0.22km



3/30 French Avenue Edithvale VIC 3196

Sold Price

\$803,000

Sold Date

27-Mar-21

3

2

2

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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