

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

20A 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Chelsea

Period-from

01 Apr 2020

to

31 Mar 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

53B Swan Walk Chelsea VIC 3196	\$912,000	21-Jan-21
100 Argyle Avenue Chelsea VIC 3196	\$915,000	12-Apr-21
22 Jacksons Road Chelsea VIC 3196	\$977,500	03-Apr-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: 17 April 2021

**OBrien Real Estate**

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**53B Swan Walk Chelsea VIC 3196**

Sold Price

\$912,000

Sold Date

21-Jan-21

3



2



2

Distance

0.42km**100 Argyle Avenue Chelsea VIC 3196**

Sold Price

^{RS}**\$915,000**

Sold Date

12-Apr-21

3



2



2

Distance

1.21km**22 Jacksons Road Chelsea VIC 3196**

Sold Price

\$977,500

Sold Date

03-Apr-21

3



2



2

Distance

0.35km**RS** = Recent sale**UN** = Undisclosed Sale

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