

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

2/28 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2019

to

31 Mar 2020

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

1/26 Embankment Grove Chelsea VIC 3196	\$603,000	23-Dec-19
40 Thames Promenade Chelsea VIC 3196	\$602,000	10-Mar-20
23 Pace Crescent Chelsea VIC 3196	\$590,000	01-Nov-19

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: 09 April 2020



OBrien Real Estate

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1/26 Embankment Grove Chelsea VIC 3196

2 1 1

Sold Price

\$603,000

Sold Date

23-Dec-19

Distance

0.02km



40 Thames Promenade Chelsea VIC 3196

2 1 2

Sold Price

^{RS} **\$602,000**

Sold Date

10-Mar-20

Distance

0.19km



23 Pace Crescent Chelsea VIC 3196

2 1 1

Sold Price

\$590,000

Sold Date

01-Nov-19

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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