

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

18 Kangaroo Road 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

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Chelsea

Period-from

01 May 2019

to

30 Apr 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

274 Station Street Chelsea VIC 3196	\$890,000	22-Feb-20
4 Aruma Court Chelsea VIC 3196	\$880,000	06-Mar-20
112 Embankment Grove Chelsea VIC 3196	\$915,500	01-May-20

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.~~

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274 Station Street Chelsea VIC 3196 Sold Price **\$890,000** Sold Date **22-Feb-20**

3 1 2

Distance **0.27km**



4 Aruma Court Chelsea VIC 3196 Sold Price **\$880,000** Sold Date **06-Mar-20**

3 2 1

Distance **0.77km**



112 Embankment Grove Chelsea VIC 3196 Sold Price **\$915,500** Sold Date **01-May-20**

4 2 4

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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