

## 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

1/74 Elsie Grove Chelsea VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

Other

Suburb

Chelsea

Period-from

01 Nov 2019

to

31 Oct 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 68A Fraser Avenue Edithvale VIC 3196 | \$770,000 | 03-Jul-20 |
| 1/33 Chelsea Road Chelsea VIC 3196   | \$750,000 | 20-May-20 |
| 25B Field Avenue Edithvale VIC 3196  | \$786,200 | 25-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.~~

This Statement of Information was prepared on: 19 November 2020



OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



**68A Fraser Avenue Edithvale VIC 3196**

3 2 2

Sold Price

**\$770,000**

Sold Date

**03-Jul-20**

Distance

**0.51km**



**1/33 Chelsea Road Chelsea VIC 3196**

3 1 2

Sold Price

**\$750,000**

Sold Date

**20-May-20**

Distance

**0.81km**



**25B Field Avenue Edithvale VIC 3196**

3 1 2

Sold Price

**\$786,200**

Sold Date

**25-May-20**

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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