

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

3/20 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Chelsea

Period-from

01 Dec 2019

to

30 Nov 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

1/25 Fowler Street Bonbeach VIC 3196	\$886,000	20-Nov-20
2/57 Woodbine Grove Chelsea VIC 3196	\$906,000	04-Aug-20
1/54 Thames Promenade Chelsea VIC 3196	\$924,478	11-Nov-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: 10 December 2020



OBrien Real Estate

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1/25 Fowler Street Bonbeach VIC 3196

Sold Price

RS

\$886,000

Sold Date **20-Nov-20**

3

2

2

Distance

1.13km



2/57 Woodbine Grove Chelsea VIC 3196

Sold Price

\$906,000

Sold Date **04-Aug-20**

3

2

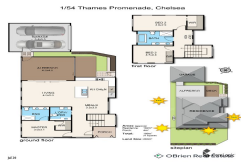
2

Distance

0.74km

Notes from your agent

Middle of three on the block. double garage. beautiful finish.



1/54 Thames Promenade Chelsea VIC 3196

Sold Price

RS

\$924,478

Sold Date **11-Nov-20**

3

2

2

Distance

0.32km

Notes from your agent

Beautifully-finished. Double garage. One living area, but also with large enclosed outdoor area.

RS = Recent sale

UN = Undisclosed Sale

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