

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

2/9 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Feb 2021

to

31 Jan 2022

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

4/45 Chelsea Road Chelsea VIC 3196	\$615,000	20-Oct-21
5/28 Sherwood Avenue Chelsea VIC 3196	\$630,000	03-Dec-21
9/2-12 Baxter Avenue Chelsea VIC 3196	\$580,220	06-Oct-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: 24 February 2022



OBrien Real Estate

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4/45 Chelsea Road Chelsea VIC 3196

2 1 2

Sold Price

\$615,000

Sold Date

20-Oct-21

Distance

0.37km



5/28 Sherwood Avenue Chelsea VIC 3196

2 1 2

Sold Price

\$630,000

Sold Date

03-Dec-21

Distance

0.7km



9/2-12 Baxter Avenue Chelsea VIC 3196

2 1 1

Sold Price

\$580,220

Sold Date

06-Oct-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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