Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	7 Embankment Grove, CHELSEA

Indicative selling price

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

Single price	$1,350,000	or range between		&

Median sale price

(*Delete house or unit as applicable)

Median price	$895,000	*House	X	*Unit		Suburb	CHELSEA
Period - From	Sep 2016	to	Aug 2017			Source	Core Logic

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 six 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. 48 Woodbine Grove, CHELSEA – 3 unit site (STCA)	$1,340,000	13/04/2017
2. 14 Argyle Avenue, CHELSEA – 3 unit site (STCA)	$1,261,500	09/09/2017
3. 17 Donald Grove, CHELSEA – 2 unit site (STCA)	$1,060,000	08/04/2017