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	2/16 Ella 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$651,600	Property type	Unit	Suburb	Chelsea
Period-from	01 Jul 2020	to	30 Jun 2021	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
1/14 Ella Grove Chelsea VIC 3196	$600,000	09-Feb-21
9 Pace Crescent Chelsea VIC 3196	$631,000	26-Mar-21
2/56 Woodbine Grove Chelsea VIC 3196	$630,000	03-Apr-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: 15 July 2021

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1/14 Ella Grove Chelsea VIC 3196

2 1 2

Sold Price **$600,000** Sold Date **09-Feb-21**

Distance **0.03km**



9 Pace Crescent Chelsea VIC 3196

2 1 1

Sold Price **$631,000** Sold Date **26-Mar-21**

Distance **0.4km**



2/56 Woodbine Grove Chelsea VIC 3196

2 1 2

Sold Price **$630,000** Sold Date **03-Apr-21**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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