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	23 GLENBROOK AVENUE 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	$750,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$687,500	Property type	Unit	Suburb	Chelsea
Period-from	01 Feb 2024	to	31 Jan 2025	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
53A SCOTCH PARADE BONBEACH VIC 3196	$770,000	03-Feb-25
26 SWAN WALK CHELSEA VIC 3196	$747,250	12-Dec-24
15B CROWN ROAD BONBEACH VIC 3196	$870,000	13-Nov-24

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: 25 February 2025

OBrien Real Estate

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53A SCOTCH PARADE BONBEACH VIC 3196

3 1 1

Sold Price RS **$770,000** UN

Sold Date **03-Feb-25**

Distance **0.23km**



26 SWAN WALK CHELSEA VIC 3196

3 1 2

Sold Price **$747,250**

Sold Date **12-Dec-24**

Distance **1.1km**



15B CROWN ROAD BONBEACH VIC 3196

3 2 1

Sold Price **$870,000**

Sold Date **13-Nov-24**

Distance **0.54km**

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

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