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	5/63 Embankment Grove, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $500,000 & $550,000

Median sale price

Median price $730,500 Property Type Unit Suburb Chelsea

Period - From 01/07/2023 to 30/06/2024 Source REIV

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	1/23 Embankment Gr CHELSEA 3196	$600,000	28/08/2024
2	8/15-19 Dobell Dr CHELSEA 3196	$547,500	30/07/2024
3	2/4 Donald Gr CHELSEA 3196	$570,000	07/05/2024

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 six months.~~

This Statement of Information was prepared on: 10/09/2024 10:38

5/63 Embankment Grove, Chelsea Vic 3196



2 - -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending June 2024: $730,500

Comparable Properties



1/23 Embankment Gr CHELSEA 3196 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 28/08/2024
Property Type: Unit

Agent Comments



8/15-19 Dobell Dr CHELSEA 3196 (REI)

2 1 1

Price: $547,500
Method: Private Sale
Date: 30/07/2024
Property Type: Unit
Land Size: 105 sqm approx

Agent Comments



2/4 Donald Gr CHELSEA 3196 (REI/VG)

2 1 1

Price: $570,000
Method: Private Sale
Date: 07/05/2024
Property Type: Unit

Agent Comments

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036

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