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	45 Ella Grove, Chelsea, VIC 3196

Indicative selling price

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

Single price	$1,400,000	or range between		&

Median sale price

Median price	$ 1,165,000	Property type	House	Suburb	CHELSEA
Period - From	08/04/2024	to	07/10/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	12 Mary Avenue Edithvale Vic 3196	$1,400,000	2024-08-31
2	19 Branagan Drive Aspendale Gardens Vic 3195	$1,390,000	2024-08-24
3	90 Keith Avenue Edithvale Vic 3196	$1,380,000	2024-08-20

This Statement of Information was prepared on: 08/10/2024

CONSUMER AFFAIRS VICTORIA