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	4/43 Woodbine Grove, Chelsea Vic 3196

Indicative selling price

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

Range between $595,000 & $654,500

Median sale price

Median price $690,500 Property Type Unit Suburb Chelsea

Period - From 24/09/2023 to 23/09/2024 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	4/24 Glenola Rd CHELSEA 3196	$605,000	12/09/2024
2	4/7 Glenola Rd CHELSEA 3196	$641,000	02/09/2024
3	2/5 Golden Av CHELSEA 3196	$625,000	14/08/2024

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: 24/09/2024 12:54

4/43 Woodbine Grove, Chelsea Vic 3196



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$595,000 - $654,500
Median Unit Price
24/09/2023 - 23/09/2024: $690,500

Comparable Properties



4/24 Glenola Rd CHELSEA 3196 (REI)

2 1 1

Price: $605,000
Method: Private Sale
Date: 12/09/2024
Property Type: Unit
Land Size: 187 sqm approx

Agent Comments



4/7 Glenola Rd CHELSEA 3196 (REI)

2 1 1

Price: $641,000
Method: Sold Before Auction
Date: 02/09/2024
Property Type: Unit

Agent Comments



2/5 Golden Av CHELSEA 3196 (REI/VG)

2 1 1

Price: $625,000
Method: Private Sale
Date: 14/08/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig

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