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	1/18 Glenola Road, Chelsea Vic 3196

Indicative selling price

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

Range between $920,000 & $1,000,000

Median sale price

Median price $674,500 Property Type Unit Suburb Chelsea

Period - From 19/11/2023 to 18/11/2024 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	1/305 Station St CHELSEA 3196	$950,000	02/09/2024
2	2/59 Ella Gr CHELSEA 3196	$980,000	04/08/2024
3	29d Ella Gr CHELSEA 3196	$1,030,000	28/06/2024

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: 19/11/2024 08:58

1/18 Glenola Road, Chelsea Vic 3196



4 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$920,000 - $1,000,000
Median Unit Price
19/11/2023 - 18/11/2024: $674,500

Comparable Properties



1/305 Station St CHELSEA 3196 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 02/09/2024
Property Type: Townhouse (Single)

Agent Comments



2/59 Ella Gr CHELSEA 3196 (REI/VG)

3 2 2

Price: $980,000
Method: Sold Before Auction
Date: 04/08/2024
Property Type: Unit

Agent Comments



29d Ella Gr CHELSEA 3196 (REI/VG)

3 2 2

Price: $1,030,000
Method: Private Sale
Date: 28/06/2024
Property Type: Townhouse (Single)
Land Size: 303 sqm approx

Agent Comments

Account - Jellis Craig

REIV THE DIFFERENCE | propertydata.com.au

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