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	3/31 ELLA GROVE 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Nov 2023	to	31 Oct 2024	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
2/39 ARGYLE AVENUE CHELSEA VIC 3196	$850,000	18-Jul-24
15B CROWN ROAD BONBEACH VIC 3196	$870,000	13-Nov-24
5/30-32 SHERWOOD AVENUE CHELSEA VIC 3196	$810,000	13-Jul-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: 27 November 2024

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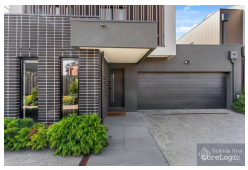

2/39 ARGYLE AVENUE CHELSEA VIC 3196

3 2 2

Sold Price **$850,000** Sold Date **18-Jul-24**

Distance **1.28km**



15B CROWN ROAD BONBEACH VIC 3196

3 2 1

Sold Price RS **$870,000** Sold Date **13-Nov-24**

Distance **1.96km**



5/30-32 SHERWOOD AVENUE CHELSEA VIC 3196

3 2 2

Sold Price **$810,000** Sold Date **13-Jul-24**

Distance **1.15km**

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

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