

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

5/26 GLENOLA ROAD 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jan 2023

to

31 Dec 2023

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

2/13 GLENOLA ROAD CHELSEA VIC 3196	\$555,000	22-Jul-23
8/9-11 YORK STREET BONBEACH VIC 3196	\$570,000	30-Aug-23
3/30 YORK STREET BONBEACH VIC 3196	\$525,000	04-Sep-23

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: 21 January 2024



**2/13 GLENOLA ROAD CHELSEA
VIC 3196**

 2  1  1

Sold Price **\$555,000** Sold Date **22-Jul-23**

Distance **0.16km**



**8/9-11 YORK STREET BONBEACH
VIC 3196**

 2  1  1

Sold Price **\$570,000** Sold Date **30-Aug-23**

Distance **0.57km**



**3/30 YORK STREET BONBEACH
VIC 3196**

 2  1  1

Sold Price **\$525,000** Sold Date **04-Sep-23**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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