

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

4/48 Embankment 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 May 2020

to

30 Apr 2021

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

19 Baxter Court Chelsea VIC 3196	\$590,000	16-Mar-21
1/19-21 Embankment Grove Chelsea VIC 3196	\$600,000	01-Jan-21
6/2-12 Baxter Avenue Chelsea VIC 3196	\$531,500	18-Nov-20

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.~~

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OBrien Real Estate

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19 Baxter Court Chelsea VIC 3196

Sold Price

^{RS}

\$590,000

Sold Date

16-Mar-21

2

1

1

Distance

0.17km



1/19-21 Embankment Grove Chelsea VIC 3196

Sold Price

\$600,000

Sold Date

01-Jan-21

2

1

2

Distance

0.3km



6/2-12 Baxter Avenue Chelsea VIC 3196

Sold Price

\$531,500

Sold Date

18-Nov-20

2

1

1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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