

## 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

2/25 GLENOLA ROAD CHELSEA VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Chelsea

Period-from

01 Apr 2023

to

31 Mar 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

1/42A YORK STREET BONBEACH VIC 3196	\$600,000	21-Oct-23
8/15-17 WOODBINE GROVE CHELSEA VIC 3196	\$625,000	04-Dec-23
7/34 GOLDEN AVENUE BONBEACH VIC 3196	\$634,000	15-Nov-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: 05 April 2024



**1/42A YORK STREET BONBEACH  
 VIC 3196**

 2  1  2

Sold Price **\$600,000** Sold Date **21-Oct-23**

Distance **0.6km**



**8/15-17 WOODBINE GROVE  
 CHELSEA VIC 3196**

 2  1  1

Sold Price **\$625,000** Sold Date **04-Dec-23**

Distance **0.22km**



**7/34 GOLDEN AVENUE  
 BONBEACH VIC 3196**

 2  1  1

Sold Price **\$634,000** Sold Date **15-Nov-23**

Distance **0.21km**

RS = Recent sale      UN = Undisclosed Sale

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