

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

| |
|-------------------------------------|
| 2/4 Donald Grove, Chelsea, VIC 3196 |
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Indicative selling price

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

Single price

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| |
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 or range between

| |
|-----------|
| \$520,000 |
|-----------|

 &

| |
|-----------|
| \$570,000 |
|-----------|

Median sale price

Median price

| |
|------------|
| \$ 702,500 |
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 Property type

| |
|------|
| Unit |
|------|

 Suburb

| |
|---------|
| CHELSEA |
|---------|

Period - From

| |
|------------|
| 22/04/2023 |
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 to

| |
|------------|
| 21/04/2024 |
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 Source

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| core_logic |
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Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|---------------------------------------|-----------|--------------|
| 1 | 1/13 Glenola Road Chelsea Vic 3196 | \$523,000 | 2024-03-14 |
| 2 | 1/48 Sherwood Avenue Chelsea Vic 3196 | \$550,000 | 2024-02-23 |
| 3 | 5/26 Glenola Road Chelsea Vic 3196 | \$545,000 | 2024-02-03 |

This Statement of Information was prepared on:

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| 22/04/2024 |
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