

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

2/78 Elsie Grove, Chelsea Vic 3196

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$895,000 Property Type Townhouse Suburb Chelsea

Period - From 22/06/2022 to 21/06/2023 Source REIV

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 six 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 | 3/86 Northcliffe Rd EDITHVALE 3196 | \$960,000 | 15/03/2023 |
| 2 | 17b Field Av EDITHVALE 3196 | \$900,000 | 17/02/2023 |
| 3 | 2/68 Argyle Av CHELSEA 3196 | \$890,000 | 05/05/2023 |

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 six months.~~

This Statement of Information was prepared on:

22/06/2023 16:51



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$880,000 - \$930,000

Median Townhouse Price

22/06/2022 - 21/06/2023: \$895,000

Comparable Properties

3/86 Northcliffe Rd EDITHVALE 3196 (VG)

Agent Comments



Price: \$960,000

Method: Sale

Date: 15/03/2023

Property Type: Flat/Unit/Apartment (Res)



17b Field Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 17/02/2023

Property Type: Unit

Land Size: 382 sqm approx



2/68 Argyle Av CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 05/05/2023

Property Type: Unit

Account - Buxton | P: 03 9563 9933