

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

3/1 Embankment Grove, Chelsea Vic 3196

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$664,500 Property Type Unit Suburb Chelsea

Period - From 21/03/2023 to 20/03/2024 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	2/41 Second Av CHELSEA HEIGHTS 3196	\$700,000	01/11/2023
2	11 Village Cr CHELSEA 3196	\$700,000	30/10/2023
3	18 Stayner St CHELSEA 3196	\$669,000	09/12/2023

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:

21/03/2024 12:56



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Property Type: Apartment

Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

21/03/2023 - 20/03/2024: \$664,500

Comparable Properties

2/41 Second Av CHELSEA HEIGHTS 3196 (VG) **Agent Comments**

 1  -  -

Price: \$700,000

Method: Sale

Date: 01/11/2023

Property Type: Flat/Unit/Apartment (Res)



11 Village Cr CHELSEA 3196 (REI/VG) **Agent Comments**

 2  1  1

Price: \$700,000

Method: Private Sale

Date: 30/10/2023

Property Type: Unit



18 Stayner St CHELSEA 3196 (REI/VG) **Agent Comments**

 2  1  1

Price: \$669,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit

Land Size: 190 sqm approx

Account - Barry Plant | P: 03 9586 0500