

# 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

3/73 Embankment Grove, Chelsea, VIC 3196
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

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 or range between 

\$790,000
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 & 

\$860,000
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### Median sale price

Median price 

\$ 700,000
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 Property type 

Unit
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 Suburb 

CHELSEA
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Period - From 

12/03/2023
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 to 

11/03/2024
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 Source 

core_logic
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### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	2/30 Fourth Avenue Chelsea Heights Vic 3196	\$756,500	2024-03-02
2	3/43 Golden Avenue Chelsea Vic 3196	\$865,000	2023-10-31
3	2/230 Station Street Edithvale Vic 3196	\$850,000	2024-02-17

This Statement of Information was prepared on: 

12/03/2024
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