

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

46 ELLA GROVE CHELSEA VIC 3196

Indicative selling price

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

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Chelsea

Period-from

01 Jun 2023

to

31 May 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

15 GLENOLA ROAD CHELSEA VIC 3196	\$1,340,000	12-Feb-24
366 STATION STREET CHELSEA VIC 3196	\$1,410,000	18-Nov-23
14 GLENOLA ROAD CHELSEA VIC 3196	\$1,465,000	23-Mar-24

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: 03 June 2024



15 GLENOLA ROAD CHELSEA VIC 3196

Sold Price

\$1,340,000

Sold Date

12-Feb-24

3 2 2

Distance

1.46km



366 STATION STREET CHELSEA VIC 3196

Sold Price

\$1,410,000

Sold Date

18-Nov-23

3 2 2

Distance

1.54km



14 GLENOLA ROAD CHELSEA VIC 3196

Sold Price

\$1,465,000

Sold Date

23-Mar-24

2 1 2

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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