

## 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

5/26 GLENOLA ROAD CHELSEA VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/13 GLENOLA ROAD CHELSEA VIC 3196	\$555,000	22-Jul-23
3/394-395 STATION STREET BONBEACH VIC 3196	\$580,000	29-Jul-23
2/37 SWAN WALK CHELSEA VIC 3196	\$570,000	24-Aug-23

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: 30 November 2023


**2/13 GLENOLA ROAD CHELSEA  
VIC 3196**
 2  1  1

Sold Price

**\$555,000**

Sold Date

**22-Jul-23**

Distance

**0.16km**

**3/394-395 STATION STREET  
BONBEACH VIC 3196**
 2  1  1

Sold Price

**\$580,000**

Sold Date

**29-Jul-23**

Distance

**0.51km**

**2/37 SWAN WALK CHELSEA VIC  
3196**
 2  1  1

Sold Price

**\$570,000**

Sold Date

**24-Aug-23**

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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