

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

2/12 Ella Grove, Chelsea Vic 3196

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Chelsea

Period - From 10/03/2020

to 09/03/2021

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	1/50 Ella Gr CHELSEA 3196	\$810,000	23/11/2020
2	84 Ella Gr CHELSEA 3196	\$795,000	16/01/2021
3	5/27 Vincent St EDITHVALE 3196	\$790,500	06/02/2021

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:

10/03/2021 13:25



3 2 2

Property Type: Townhouse (Res)

Land Size: 180 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$850,000

Median Unit Price

10/03/2020 - 09/03/2021: \$640,000

Comparable Properties



1/50 Ella Gr CHELSEA 3196 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$810,000

Method: Private Sale

Date: 23/11/2020

Property Type: Unit



84 Ella Gr CHELSEA 3196 (VG)

[Agent Comments](#)

3 - -

Price: \$795,000

Method: Sale

Date: 16/01/2021

Property Type: House (Res)

Land Size: 542 sqm approx



5/27 Vincent St EDITHVALE 3196 (REI)

[Agent Comments](#)

3 2 2

Price: \$790,500

Method: Auction Sale

Date: 06/02/2021

Property Type: Townhouse (Res)