Steve Gray
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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	3/37 Sherwood Avenue, Chelsea Vic 3196

Indicative selling price

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

Single price	$595,000

Median sale price

Median price	$645,000	~~House~~		Unit	X	Suburb	Chelsea
Period - From	01/01/2018	to	31/12/2018	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	3/19 Ella Gr CHELSEA 3196	$660,000	02/11/2018
2	7/13 Golden Av CHELSEA 3196	$610,250	24/09/2018
3	1/2 Blantyre Av CHELSEA 3196	$604,000	10/09/2018

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.~~

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2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
$595,000
Median Unit Price
Year ending December 2018: $645,000

Comparable Properties

3/19 Ella Gr CHELSEA 3196 (REI/VG)

2 1 2

Price: $660,000
Method: Private Sale
Date: 02/11/2018
Rooms: -
Property Type: Unit

Agent Comments

7/13 Golden Av CHELSEA 3196 (REI/VG)

2 1 2

Price: $610,250
Method: Sold Before Auction
Date: 24/09/2018
Rooms: -
Property Type: Unit

Agent Comments

1/2 Blantyre Av CHELSEA 3196 (REI/VG)

2 2 1

Price: $604,000
Method: Private Sale
Date: 10/09/2018
Rooms: 3
Property Type: Unit
Land Size: 221 sqm approx

Agent Comments