

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

2/44 Sherwood Avenue 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Feb 2019

to

31 Jan 2020

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

| | | |
|--|-----------|-----------|
| 2/35 Sherwood Avenue Chelsea VIC 3196 | \$640,000 | 04-Nov-19 |
| 1/47 Thames Promenade Chelsea VIC 3196 | \$638,000 | 18-Sep-19 |
| 1/26 Embankment Grove Chelsea VIC 3196 | \$603,000 | 17-Jan-20 |

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: 11 February 2020



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**2/35 Sherwood Avenue Chelsea
VIC 3196**

2 1 2

Sold Price

\$640,000 Sold Date **04-Nov-19**

Distance **0.09km**



**1/47 Thames Promenade Chelsea
VIC 3196**

2 1 2

Sold Price

\$638,000 Sold Date **18-Sep-19**

Distance **0.48km**



**1/26 Embankment Grove Chelsea
VIC 3196**

2 1 1

Sold Price

^{RS} **\$603,000** Sold Date **17-Jan-20**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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