

## 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

3/10 Sherwood Avenue, Chelsea Vic 3196

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$625,000

**Median sale price**

Median price \$630,000

House

Unit

X

Suburb Chelsea

Period - From 01/07/2017

to

30/09/2017

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		
2		
3		

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.



2 1 1

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$625,000

**Median Unit Price**

September quarter 2017: \$630,000

## Comparable Properties



**7 Arnold Dr CHELSEA 3196 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$605,000

**Method:** Private Sale

**Date:** 10/08/2017

**Rooms:** 3

**Property Type:** Unit



**9/15-19 Dobell Dr CHELSEA 3196 (REI)**

**Agent Comments**

2 1 1

**Price:** \$600,500

**Method:** Private Sale

**Date:** 29/08/2017

**Rooms:** 3

**Property Type:** Unit

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.