

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

2/19 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

\$895,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jun 2020

to

31 May 2021

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

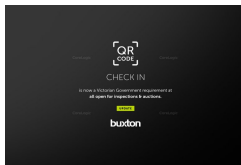
Date of sale

2/10 Embankment Grove Chelsea VIC 3196	\$895,000	01-May-21
3/20 Embankment Grove Chelsea VIC 3196	\$895,000	23-Dec-20
1/48 Blantyre Avenue Chelsea VIC 3196	\$930,000	11-Jan-21

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: 14 June 2021



2/10 Embankment Grove Chelsea VIC 3196

 3
  2
  2

Sold Price

^{RS}
\$895,000

Sold Date

01-May-21

Distance

0.55km


3/20 Embankment Grove Chelsea VIC 3196

 3
  2
  2

Sold Price

\$895,000

Sold Date

23-Dec-20

Distance

0.54km


1/48 Blantyre Avenue Chelsea VIC 3196

 3
  2
  2

Sold Price

\$930,000

Sold Date

11-Jan-21

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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