

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/54 Woodbine Grove 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

\$740,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

*House

X

*Unit

Suburb

Chelsea

Period-from

01 Jul 2018

to

30 Jun 2019

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

2/61 Chelsea Road Chelsea VIC 3196	\$800,000	14-Mar-19
126 La Perouse Boulevard Bonbeach VIC 3196	\$790,000	19-Jun-19
1/54 Thames Promenade Chelsea VIC 3196	\$820,000	07-Jun-19

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.~~

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2/61 Chelsea Road Chelsea VIC 3196

3 2 2

Sold Price

\$800,000

Sold Date

14-Mar-19

Distance

0.49km



126 La Perouse Boulevard Bonbeach VIC 3196

3 2 2

Sold Price

^{RS} **\$790,000**

Sold Date

19-Jun-19

Distance

1.79km



1/54 Thames Promenade Chelsea VIC 3196

3 2 2

Sold Price

\$820,000

Sold Date

07-Jun-19

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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