

Ebony Warnecke

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

Property offered for sal	е						
Address Including suburb and postcode	2/54 Woodbine Grove Chelsea VIC 3196						
Indicative selling price							
For the meaning of this price	see consumer.vic.g	ov.au	u/underquoting (*	Delete s	ingle price	or range	as applicable)
Single Price			or range between	\$740	0,000	&	\$750,000
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$795,000	*Ho	ouse 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)

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.

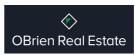
Address of comparable property	Price	Date of sale	
2/61 Chelsea Road Chelsea VIC 3196	\$800,000	14-Mar-19	
126 La Perouse Boulevard Bonbeach VIC 3196	\$790,000	19-Jun-19	
1/54 Thames Promenade Chelsea VIC 3196	\$820,000	07-Jun-19	

#### **OR**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were **B**\* 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

Sold Price

\$800,000 Sold Date 14-Mar-19

□ 3

**=** 3

Distance

0.49km



126 La Perouse Boulevard Bonbeach VIC 3196

₽ 2

Sold Price

\*\*\$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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