

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

2/48 Sherwood Avenue Chelsea VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$419,500

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median price

\$599,000

 *House

--

 *Unit

X

 Suburb

Chelsea

Period - From

May 2017

 to

Apr 2018

 Source

Core Logic

Comparable property sales

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
4/53 Sherwood Avenue Chelsea	\$453,000	21-Nov-17
3/18 Argyle Avenue Chelsea	\$456,000	23-Nov-17
23/334-339 Station Street Chelsea	\$420,000	13-Nov-17