

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

1/68 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Chelsea

Period-from

01 Jun 2021

to

31 May 2022

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

4/22 EMBANKMENT GROVE CHELSEA VIC 3196	\$833,000	25-Jan-22
1/56 EMBANKMENT GROVE CHELSEA VIC 3196	\$887,000	06-Apr-22
4/30-32 SHERWOOD AVENUE CHELSEA VIC 3196	\$867,500	30-Apr-22

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: 20 June 2022



**4/22 EMBANKMENT GROVE
CHELSEA VIC 3196**

3 2 2

Sold Price **\$833,000** Sold Date **25-Jan-22**

Distance -



**1/56 EMBANKMENT GROVE
CHELSEA VIC 3196**

3 2 2

Sold Price **\$887,000** Sold Date **06-Apr-22**

Distance **0.73km**



**4/30-32 SHERWOOD AVENUE
CHELSEA VIC 3196**

3 2 2

Sold Price **\$867,500** Sold Date **30-Apr-22**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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