

## 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

19 Sherwood Avenue Chelsea VIC 3196
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* 

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 or range between 

\$1,200,000
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 & 

\$1,300,000
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### Median sale price

(\*Delete house or unit as applicable)

Median price 

\$908,000
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 \*House 

x
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 \*Unit 

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 Suburb 

Chelsea
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Period - From 

Jun 2017
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 to 

May 2018
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 Source 

Core Logic
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### 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
59 Sherwood Avenue Chelsea	\$1,275,000	30-Apr-18
60 Embankment Grove Chelsea	\$1,375,000	28-Apr-18
102 Berry Avenue Edithvale	\$1,356,000	05-May-18