

## 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

1/66 Sherwood Avenue Chelsea VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$825,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Dec 2018

to

30 Nov 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

1/53 Woodbine Grove Chelsea VIC 3196	\$800,000	11-Jun-19
2/20 Woodbine Grove Chelsea VIC 3196	\$922,500	22-Jun-19
3/68 Northcliffe Road Edithvale VIC 3196	\$837,000	21-Sep-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.~~

This Statement of Information was prepared on: 10 December 2019



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**1/53 Woodbine Grove Chelsea VIC 3196**

Sold Price

**\$800,000**

Sold Date

**11-Jun-19**

3

-

-

Distance

**0.13km**



**2/20 Woodbine Grove Chelsea VIC 3196**

Sold Price

**\$922,500**

Sold Date

**22-Jun-19**

4

2

2

Distance

**0.49km**



**3/68 Northcliffe Road Edithvale VIC 3196**

Sold Price

**\$837,000**

Sold Date

**21-Sep-19**

3

2

3

Distance

**1.32km**

RS = Recent sale

UN = Undisclosed Sale

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