Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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 (*Delete single price or range as applicable)

Single Price	\$825,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$590,000	Prope	erty type Unit		Suburb	Chelsea	
Period-from	01 Dec 2018	to	30 Nov 2	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.

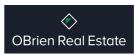
Address of comparable property	Price	Date of sale
1/53 Woodbine Grove Chelsea VIC 3196	\$800,000	11-Jun-19
2/20 Woodbine Grove Chelsea VIC 3196	\$922,500	22-Jun-19
3/68 Northcliffe Road Edithvale VIC 3196	\$837,000	21-Sep-19

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 Sold Price 3196

\$800,000 Sold Date

11-Jun-19

□ 3

Distance

0.13km



2/20 Woodbine Grove Chelsea VIC Sold Price 3196

\$922,500 Sold Date **22-Jun-19**

四 4

\$ 2

Distance

0.49km



3/68 Northcliffe Road Edithvale VIC Sold Price 3196

\$837,000 Sold Date **21-Sep-19**

■ 3

₾ 2

₽ 2

\$ 3

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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