

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

3/56 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

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jan 2024

to

31 Dec 2024

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

3/48 GLENOLA ROAD CHELSEA VIC 3196	\$712,000	07-Dec-24
1/76 CATHERINE AVENUE CHELSEA VIC 3196	\$661,000	18-Jan-25
4/43 WOODBINE GROVE CHELSEA VIC 3196	\$650,000	04-Oct-24

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: 31 January 2025



**3/48 GLENOLA ROAD CHELSEA
VIC 3196**

 2  1  1

Sold Price

^{RS} **\$712,000** Sold Date **07-Dec-24**

Distance **0.36km**



**1/76 CATHERINE AVENUE
CHELSEA VIC 3196**

 2  1  1

Sold Price

^{RS} **\$661,000** Sold Date **18-Jan-25**

Distance **0.14km**



**4/43 WOODBINE GROVE CHELSEA
VIC 3196**

 2  1  2

Sold Price

\$650,000 Sold Date **04-Oct-24**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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