

## 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

5/28 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

or range  
between

\$490,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Feb 2019

to

31 Jan 2020

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

24/97 Broadway Bonbeach VIC 3196	\$538,000	20-Feb-20
4/17 York Street Bonbeach VIC 3196	\$533,000	09-Nov-19
7/519-521 Nepean Highway Bonbeach VIC 3196	\$500,000	12-Dec-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: 24 February 2020



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**24/97 Broadway Bonbeach VIC 3196**

2 1 1

Sold Price

<sup>RS</sup>

**\$538,000**

Sold Date **20-Feb-20**

Distance **0.77km**



**4/17 York Street Bonbeach VIC 3196**

2 1 1

Sold Price

**\$533,000**

Sold Date **09-Nov-19**

Distance **0.82km**



**7/519-521 Nepean Highway Bonbeach VIC 3196**

2 2 1

Sold Price

**\$500,000**

Sold Date **12-Dec-19**

Distance **0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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