

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

2/73 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

*House

*Unit

X

Suburb

Chelsea

Period-from

01 Oct 2017

to

30 Sep 2018

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 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

| | | |
|----------------------------------------|-----------|-----------|
| 3/58 Sherwood Avenue Chelsea VIC 3196 | \$460,000 | 16-Jun-18 |
| 2/78 Thames Promenade Chelsea VIC 3196 | \$472,000 | 10-May-18 |
| 3/12 Woodbine Grove Chelsea VIC 3196 | \$452,500 | 19-May-18 |

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 six months.~~

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OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



3/58 Sherwood Avenue Chelsea VIC 3196

Sold Price

\$460,000

Sold Date

16-Jun-18

2 1 1

Distance

0.19km



2/78 Thames Promenade Chelsea VIC 3196

Sold Price

\$472,000

Sold Date

10-May-18

2 1 1

Distance

0.37km



3/12 Woodbine Grove Chelsea VIC 3196

Sold Price

\$452,500

Sold Date

19-May-18

2 1 1

Distance

0.68km

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