

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

3/73 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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Jun 2022

to

31 May 2023

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

13/7-13 DOBELL DRIVE CHELSEA VIC 3196	\$450,000	24-Apr-23
8/41 SHERWOOD AVENUE CHELSEA VIC 3196	\$458,000	24-May-23
4/49 SHERWOOD AVENUE CHELSEA VIC 3196	\$460,000	15-Dec-22

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: 01 June 2023



**13/7-13 DOBELL DRIVE CHELSEA
VIC 3196**

 1  1  1

Sold Price

^{RS}

\$450,000

Sold Date

24-Apr-23

Distance

0.97km



**8/41 SHERWOOD AVENUE
CHELSEA VIC 3196**

 2  1  1

Sold Price

^{RS}

\$458,000

Sold Date

24-May-23

Distance

0.32km



**4/49 SHERWOOD AVENUE
CHELSEA VIC 3196**

 2  1  1

Sold Price

\$460,000

Sold Date

15-Dec-22

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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