

## 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<br>Including suburb and<br>postcode | 18 Woodbine Grove, Chelsea Vic 3196 |
|---|-------------------------------------|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |           |   |           |
|---------------|-----------|---|-----------|
| Range between | \$900,000 | & | \$990,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |        |         |
|---------------|------------|-------|------------|--------|------|--------|---------|
| Median price  | \$925,500  | House | X          | Unit   |      | Suburb | Chelsea |
| Period - From | 01/10/2017 | to    | 31/12/2017 | Source | REIV |        |         |

#### 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 |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.

 5    -   

**Rooms:**

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

December quarter 2017: \$925,500

## Comparable Properties



**14 Famechon Rd CHELSEA 3196 (REI)**

Agent Comments

 4    2   

**Price:** \$990,000

**Method:** Private Sale

**Date:** 18/11/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 540 sqm approx



**272 Station St CHELSEA 3196 (REI/VG)**

Agent Comments

 4    2    -

**Price:** \$916,500

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 529 sqm approx

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.