

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

3/27 Woodbine Grove, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$710,000

&

\$781,000

Median sale price

Median price \$855,000

Property Type House

Suburb Chelsea

Period - From 01/10/2019

to 30/09/2020

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	4/40 Glenola Rd CHELSEA 3196	\$752,500	17/07/2020
2	5/19 Northcliffe Rd EDITHVALE 3196	\$747,000	12/08/2020
3	1/28 Woodbine Gr CHELSEA 3196	\$725,000	25/11/2020

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.

This Statement of Information was prepared on:

10/01/2021 10:39



Property Type:
Agent Comments

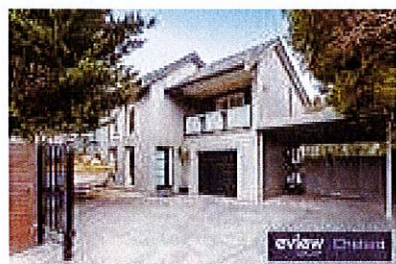
Indicative Selling Price

\$710,000 - \$781,000

Median House Price

Year ending September 2020: \$855,000

Comparable Properties



4/40 Glenola Rd CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$752,500

Method: Private Sale

Date: 17/07/2020

Rooms: 4

Property Type: Townhouse (Single)



5/19 Northcliffe Rd EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$747,000

Method: Private Sale

Date: 12/08/2020

Property Type: Townhouse (Single)



1/28 Woodbine Gr CHELSEA 3196 (REI)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 25/11/2020

Property Type: Townhouse (Single)