

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

3/55 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Feb 2021

to

31 Jan 2022

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

3/74 Argyle Avenue Chelsea VIC 3196	\$938,000	02-Sep-21
3/31 Ella Grove Chelsea VIC 3196	\$925,000	15-Sep-21
2/22 Argyle Avenue Chelsea VIC 3196	\$920,000	24-Oct-21

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: 08 February 2022



3/74 Argyle Avenue Chelsea VIC 3196

3 2 2

Sold Price

^{RS} **\$938,000**

Sold Date

02-Sep-21

Distance

0.31km



3/31 Ella Grove Chelsea VIC 3196

3 2 2

Sold Price

\$925,000

Sold Date

15-Sep-21

Distance

1.01km



2/22 Argyle Avenue Chelsea VIC 3196

3 2 2

Sold Price

\$920,000

Sold Date

24-Oct-21

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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