

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

3/56 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Feb 2024

to

31 Jan 2025

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

4/43 WOODBINE GROVE CHELSEA VIC 3196	\$650,000	04-Oct-24
1/76 CATHERINE AVENUE CHELSEA VIC 3196	\$661,000	18-Jan-25
1/52 THAMES PROMENADE CHELSEA VIC 3196	\$687,500	04-Oct-24

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: 13 February 2025



4/43 WOODBINE GROVE CHELSEA VIC 3196

2 1 2

Sold Price **\$650,000** Sold Date **04-Oct-24**

Distance **0.13km**



1/76 CATHERINE AVENUE CHELSEA VIC 3196

2 1 1

Sold Price ^{RS} **\$661,000** Sold Date **18-Jan-25**

Distance **0.14km**



1/52 THAMES PROMENADE CHELSEA VIC 3196

2 1 1

Sold Price ^{RS} **\$687,500** Sold Date **04-Oct-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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