

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

5/28 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2020

to

31 Oct 2021

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

5/24 Sherwood Avenue Chelsea VIC 3196	\$603,500	21-Jul-21
2/56 Woodbine Grove Chelsea VIC 3196	\$630,000	03-Apr-21
4/45 Chelsea Road Chelsea VIC 3196	\$615,000	20-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: 30 November 2021



OBrien Real Estate

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5/24 Sherwood Avenue Chelsea VIC 3196

2 1 1

Sold Price

\$603,500

Sold Date

21-Jul-21

Distance

0.04km



2/56 Woodbine Grove Chelsea VIC 3196

2 1 2

Sold Price

\$630,000

Sold Date

03-Apr-21

Distance

0.31km



4/45 Chelsea Road Chelsea VIC 3196

2 1 2

Sold Price

\$615,000

Sold Date

20-Oct-21

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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