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	1/1 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$627,500	Property type	Unit	Suburb	Chelsea
Period-from	01 Jun 2019	to	31 May 2020	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
3/22 Chelsea Road Chelsea VIC 3196	$600,000	11-Apr-19
1/22 Chelsea Road Chelsea VIC 3196	$645,000	10-May-19
4/7 Glenola Road Chelsea VIC 3196	$550,000	24-Apr-19

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: 02 June 2020

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3/22 Chelsea Road Chelsea VIC 3196

2 2 -

Sold Price **$600,000** Sold Date **11-Apr-19**

Distance **0.25km**



1/22 Chelsea Road Chelsea VIC 3196

2 2 1

Sold Price **$645,000** Sold Date **10-May-19**

Distance **0.26km**



4/7 Glenola Road Chelsea VIC 3196

2 1 2

Sold Price **$550,000** Sold Date **24-Apr-19**

Distance **0.33km**



3/3 Glenola Road Chelsea VIC 3196

2 2 1

Sold Price **$570,000** Sold Date **15-Jul-19**

Distance **0.34km**



4/44 Sherwood Avenue Chelsea VIC 3196

2 1 1

Sold Price **$555,000** Sold Date **31-Mar-19**

Distance **0.42km**



2/45 Woodbine Grove Chelsea VIC 3196

2 1 1

Sold Price **$600,000** Sold Date **18-Apr-19**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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2/13 Swan Walk Chelsea VIC 3196 Sold Price **$585,000** Sold Date **23-Jun-19**

2 1 1 Distance **0.5km**



3/28 Embankment Grove Chelsea VIC 3196 Sold Price **$691,000** Sold Date **14-Sep-19**

2 1 2 Distance **0.59km**



1/28 Embankment Grove Chelsea VIC 3196 Sold Price **$650,000** Sold Date **06-Jul-19**

2 1 2 Distance **0.61km**



2/30 Golden Avenue Bonbeach VIC 3196 Sold Price **$590,000** Sold Date **12-Aug-19**

2 1 2 Distance **0.61km**



2/29 Broadway Bonbeach VIC 3196 Sold Price Sold Date **22-Jul-19**

2 1 1 Distance **0.69km**



7/10 Broadway Bonbeach VIC 3196 Sold Price **$577,000** Sold Date **07-Sep-19**

2 1 1 Distance **0.79km**

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4/34 Broadway Bonbeach VIC 3196 Sold Price **$550,000** Sold Date **28-May-19**

2 1 1 Distance **0.81km**



1/16 Tarella Road Chelsea VIC 3196 Sold Price **$652,000** Sold Date **13-Apr-19**

2 1 2 Distance **0.89km**



104 Argyle Avenue Chelsea VIC 3196 Sold Price **$553,000** Sold Date **03-Aug-19**

2 1 1 Distance **0.9km**



1/11 Derby Parade Bonbeach VIC 3196 Sold Price **$600,000** Sold Date **30-Mar-19**

2 1 2 Distance **0.93km**



24/519-521 Nepean Highway Bonbeach VIC 3196 Sold Price **$570,000** Sold Date **06-Jun-19**

2 2 2 Distance **0.93km**



1 Banksia Court Chelsea VIC 3196 Sold Price **$565,000** Sold Date **03-May-19**

2 1 1 Distance **0.99km**

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1/63 Bondi Road Bonbeach VIC 3196

2 1 1

Sold Price **$570,000** Sold Date **07-Sep-19**

Distance **1.12km**



3 Kingston Court Chelsea VIC 3196

2 1 1

Sold Price **$582,500** Sold Date **27-Jul-19**

Distance **1.22km**

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