Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	2/9 Sherwood Avenue Chelsea VIC 3196

Indicative selling price

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

Single price	$*	or range between	$595,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median price	$600,000	*House		*Unit	x	Suburb	Carrum downs
Period - From	Aug 2017	to	Jul 2018	Source	Core Logic		

Comparable property sales

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
7/17 Golden Avenue Chelsea	$620,000	12-Feb-18
1/8 Embankment Grove Chelsea	$615,000	17-Feb-18
3/14 Ella Grove Chelsea	$600,000	16-Jul-18