# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

**Property offered for sale**

| | |
|---|---|
| Address<br>Including suburb and postcode | 1/66 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 | $630,000 | & | $680,000 |

**Median sale price**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $599,000 | *House | | *Unit | X | Suburb | Chelsea |
| Period - From | Sep 2017 | to | Aug 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 |
|---|---|---|
| 2/10 Glenola Road Chelsea | $645,000 | 24-Aug-18 |
| 4/20 Embankment Grove Chelsea | $670,000 | 12-May-18 |
| 2/27 Swanpool Avenue Chelsea | $650,000 | 24-Jul-18 |