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	5/19 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	$720,000	&	$760,000

Median sale price

Median price	$590,000	*House		*Unit	x	Suburb	Chelsea
Period - From	1 Aug 2018	to	31 Jul 2019			Source	Core Logic

Comparable property sales

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 six months.