Statement of Information
Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	1,3 & 4/19 Sherwood Avenue, Chelsea VIC 3196

Indicative selling price

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

3 Bedroom Townhouses		Lower price		Higher price
1/19 Sherwood Avenue, Chelsea VIC 3196	Range between	$795,000	&	$845,000
3/19 Sherwood Avenue, Chelsea VIC 3196	Range between	$735,000	&	$785,000
4/19 Sherwood Avenue, Chelsea VIC 3196	Range between	$735,000	&	$785,000

Suburb unit median sale price

Median price	$590,000		Suburb	Chelsea	
Period - From	01 May 2018	To	30 April 2019	Source	CoreLogic

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

3 Bedroom Townhouses	Address of comparable unit	Price	Date of sale
	1. 3/38 Cannes Avenue, Bonbeach	$750,000	29/01/2019
	2. 292a Station Street, Chelsea	$755,000	04/05/2019
	3. 2 Brixton Street Bonbeach	$820,000	22/03/2019