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	1/28 Woodbine Grove 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Sep 2019	to	31 Aug 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
4/40 Glenola Road Chelsea VIC 3196	$752,500	17-Jul-20
1/15 York Street Bonbeach VIC 3196	$775,000	03-Jul-20
7/230 Station Street Edithvale VIC 3196	$735,000	05-Jun-20

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: 29 September 2020

CONSUMER AFFAIRS VICTORIA

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4/40 Glenola Road Chelsea VIC 3196

3 1 5

Sold Price RS $752,500 Sold Date 17-Jul-20

Distance 0.26km



1/15 York Street Bonbeach VIC 3196

3 2 2

Sold Price $775,000 Sold Date 03-Jul-20

Distance 0.79km



7/230 Station Street Edithvale VIC 3196

3 2 2

Sold Price $735,000 Sold Date 05-Jun-20

Distance 1.95km

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

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