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	3/57 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	$890,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	Other	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.~~

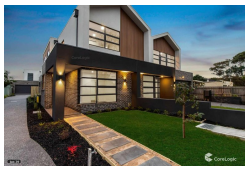
Address of comparable property	Price	Date of sale
1/33 Swanpool Avenue Chelsea VIC 3196	$960,000	19-Jun-20

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

OBrien Real Estate
Tanja Neven - Jones
P 9772 7077
M 0408 664 429
E t.nevenjones@obrienrealestate.com.au



1/33 Swanpool Avenue Chelsea VIC 3196 Sold Price **$960,000** Sold Date **19-Jun-20**

- - - Distance **0.94km**

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

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