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	5/24 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	$570,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$651,600	Property type	Unit	Suburb	Chelsea
Period-from	01 Jul 2020	to	30 Jun 2021	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
2/56 Woodbine Grove Chelsea VIC 3196	$630,000	03-Apr-21
5/8 Embankment Grove Chelsea VIC 3196	$570,000	09-Nov-19
10 Chelbara Court Chelsea VIC 3196	$600,000	28-Mar-21

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.~~

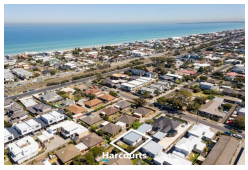
This Statement of Information was prepared on: 08 July 2021

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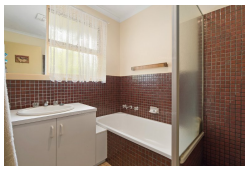
2/56 Woodbine Grove Chelsea VIC 3196 Sold Price **$630,000** Sold Date **03-Apr-21**

2 1 2 Distance **0.35km**



5/8 Embankment Grove Chelsea VIC 3196 Sold Price **$570,000** Sold Date **09-Nov-19**

2 1 1 Distance **0.62km**



10 Chelbara Court Chelsea VIC 3196 Sold Price **$600,000** Sold Date **28-Mar-21**

2 1 2 Distance **0.88km**

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

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