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	3/55 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	$890,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$678,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Feb 2021	to	31 Jan 2022	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
3/74 Argyle Avenue Chelsea VIC 3196	$938,000	02-Sep-21
3/31 Ella Grove Chelsea VIC 3196	$925,000	15-Sep-21
2/22 Argyle Avenue Chelsea VIC 3196	$920,000	24-Oct-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 February 2022

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3/74 Argyle Avenue Chelsea VIC 3196

3 2 2

Sold Price RS **$938,000** Sold Date **02-Sep-21**

Distance **0.31km**



3/31 Ella Grove Chelsea VIC 3196

3 2 2

Sold Price **$925,000** Sold Date **15-Sep-21**

Distance **1.01km**



2/22 Argyle Avenue Chelsea VIC 3196

3 2 2

Sold Price **$920,000** Sold Date **24-Oct-21**

Distance **0.5km**

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

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