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	1/53 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$647,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Dec 2022	to	30 Nov 2023	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
2/37 SWAN WALK CHELSEA VIC 3196	$570,000	24-Aug-23
11/16-18 YORK STREET BONBEACH VIC 3196	$525,000	29-Nov-23
1/42A YORK STREET BONBEACH VIC 3196	$600,000	21-Oct-23

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: 06 December 2023

Simon Wendt
P 9583 3246
M 0407040706
E simon.wendt@belleproperty.com



2/37 SWAN WALK CHELSEA VIC 3196

2 1 1

Sold Price **$570,000** Sold Date **24-Aug-23**

Distance **0.52km**



11/16-18 YORK STREET BONBEACH VIC 3196

2 1 1

Sold Price RS **$525,000** Sold Date **29-Nov-23**

Distance **1.06km**



1/42A YORK STREET BONBEACH VIC 3196

2 1 2

Sold Price RS **$600,000** Sold Date **21-Oct-23**

Distance **0.96km**

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

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