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	4/24 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$717,500	Property type	Unit	Suburb	Chelsea
Period-from	01 Oct 2023	to	30 Sep 2024	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.

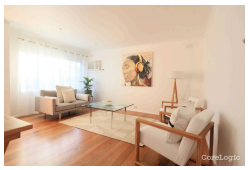
Address of comparable property	Price	Date of sale
3/11 SHERWOOD AVENUE CHELSEA VIC 3196	$610,000	19-Jul-24
4/24 GLENOLA ROAD CHELSEA VIC 3196	$605,000	05-Sep-24
2/9 STAYNER STREET CHELSEA VIC 3196	$616,000	25-May-24

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: 25 October 2024

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3/11 SHERWOOD AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **$610,000** Sold Date **19-Jul-24**

Distance **0.13km**



4/24 GLENOLA ROAD CHELSEA VIC 3196

2 1 1

Sold Price **$605,000** Sold Date **05-Sep-24**

Distance **0.33km**



2/9 STAYNER STREET CHELSEA VIC 3196

2 1 1

Sold Price **$616,000** Sold Date **25-May-24**

Distance **0.95km**

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

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