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	3/52 Sherwood Avenue, Chelsea VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $620,000 & $660,000

Median sale price

Median price $687,500 Property Type Unit Suburb Chelsea

Period - From 07/08/2024 to 06/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/3 Sherwood Avenue Chelsea VIC 3196	$615,000	22/11/2024
6/13-17 Fowler Street Chelsea VIC 3196	$631,000	09/11/2024
5/63-65 Embankment Grove Chelsea VIC 3196	$620,000	23/09/2024

This Statement of Information was prepared on: 07/02/2025