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	1/11 WOODBINE GROVE 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	$825,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$687,500	Property type	Unit	Suburb	Chelsea
Period-from	01 Feb 2024	to	31 Jan 2025	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
2/54 SHERWOOD AVENUE CHELSEA VIC 3196	$885,000	28-Nov-24
24 GLENBROOK AVENUE BONBEACH VIC 3196	$875,000	19-Nov-24
15B CROWN ROAD BONBEACH VIC 3196	$870,000	13-Nov-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: 18 February 2025

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2/54 SHERWOOD AVENUE CHELSEA VIC 3196

3 2 2

Sold Price **$885,000** Sold Date **28-Nov-24**

Distance **0.45km**



24 GLENBROOK AVENUE BONBEACH VIC 3196

3 2 1

Sold Price RS **$875,000** Sold Date **19-Nov-24**

Distance **0.82km**



15B CROWN ROAD BONBEACH VIC 3196

3 2 1

Sold Price **$870,000** Sold Date **13-Nov-24**

Distance **0.93km**

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

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