

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

4/44 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,750

Property type

Unit

Suburb

Chelsea

Period-from

01 Sep 2021

to

31 Aug 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

3/58 SHERWOOD AVENUE CHELSEA VIC 3196	\$601,000	08-Mar-22
2/14 EMBANKMENT GROVE CHELSEA VIC 3196	\$611,000	03-Sep-22
2/37 ELLA GROVE CHELSEA VIC 3196	\$630,000	28-May-22

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: 05 September 2022



OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



**3/58 SHERWOOD AVENUE
CHELSEA VIC 3196**

2 1 1

Sold Price **\$601,000** Sold Date **08-Mar-22**

Distance **0.14km**



**2/14 EMBANKMENT GROVE
CHELSEA VIC 3196**

2 1 1

Sold Price ^{RS} **\$611,000** Sold Date **03-Sep-22**

Distance **0.67km**



**2/37 ELLA GROVE CHELSEA VIC
3196**

2 1 1

Sold Price **\$630,000** Sold Date **28-May-22**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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