

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

3/12 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Nov 2021

to

31 Oct 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

3/53-55 BLANTYRE AVENUE CHELSEA VIC 3196	\$591,500	24-Sep-22
2/32 TARELLA ROAD CHELSEA VIC 3196	\$555,000	29-Jul-22
2/42 YORK STREET BONBEACH VIC 3196	\$527,500	18-Aug-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: 02 November 2022



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**3/53-55 BLANTYRE AVENUE
CHELSEA VIC 3196**

2 1 1

Sold Price

^{RS}

\$591,500

Sold Date

24-Sep-22

Distance

0.49km



**2/32 TARELLA ROAD CHELSEA
VIC 3196**

2 1 1

Sold Price

\$555,000

Sold Date

29-Jul-22

Distance

1.07km



**2/42 YORK STREET BONBEACH
VIC 3196**

2 1 1

Sold Price

\$527,500

Sold Date

18-Aug-22

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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