

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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/22 Argyle Avenue Chelsea VIC 3196	\$820,000	18-Apr-20
1/53 Woodbine Grove Chelsea VIC 3196	\$800,000	11-Jun-19
2/104 Elsie Grove Chelsea VIC 3196	\$900,000	13-May-20

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: 21 October 2020



OBrien Real Estate

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1/22 Argyle Avenue Chelsea VIC 3196

3 2 2

Sold Price

\$820,000

Sold Date

18-Apr-20

Distance

0.17km



1/53 Woodbine Grove Chelsea VIC 3196

3 - -

Sold Price

\$800,000

Sold Date

11-Jun-19

Distance

0.44km



2/104 Elsie Grove Chelsea VIC 3196

3 2 2

Sold Price

\$900,000

Sold Date

13-May-20

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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