

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 3/72 Woodbine Grove, Chelsea

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 \$740,000 & \$780,000

Median sale price

Median price \$640,000 Property type Unit Suburb Chelsea

Period - From 01 NOV 2019 to 31 OCT 2020 Source CORELOGIC

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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. 8B Beardsworth Ave, Chelsea	\$780,000	05 JUL 2020
2. 5/3 Trent Crt, Bonbeach	\$755,000	04 NOV 2020
3. 30 Baxter Ave, Chelsea	\$770,000	04 NOV 2020

This Statement of Information was prepared on: 17 NOV 2020