

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

2/57 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

\$860,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2019

to

31 Jul 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

1/90 Catherine Avenue Chelsea VIC 3196	\$896,000	03-Mar-20
2/20 Woodbine Grove Chelsea VIC 3196	\$922,500	22-Jun-19
1/20 Thames Promenade Chelsea VIC 3196	\$920,000	10-Apr-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: 05 August 2020



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1/90 Catherine Avenue Chelsea VIC 3196 Sold Price **\$896,000** Sold Date **03-Mar-20**

3 2 1

Distance **0.26km**



2/20 Woodbine Grove Chelsea VIC 3196 Sold Price **\$922,500** Sold Date **22-Jun-19**

4 2 2

Distance **0.4km**



1/20 Thames Promenade Chelsea VIC 3196 Sold Price **\$920,000** Sold Date **10-Apr-20**

3 2 2

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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