

# 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 & 2/64 Sherwood Avenue, Chelsea Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,500,000

### Median sale price

Median price

\$949,000

Property Type

House

Suburb

Chelsea

Period - From

01/10/2023

to

31/12/2023

Source

REIV

### 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 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	14 Glenola Rd CHELSEA 3196	\$1,465,000	23/03/2024
2	366 Station St CHELSEA 3196	\$1,410,000	18/11/2023
3			

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 six months.~~

This Statement of Information was prepared on:

09/04/2024 15:38

3   1   2

**Property Type:** Unit  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,500,000  
**Median House Price**  
December quarter 2023: \$949,000

## Comparable Properties



**14 Glenola Rd CHELSEA 3196 (REI)**

[Agent Comments](#)

2   1   2

**Price:** \$1,465,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 982 sqm approx



**366 Station St CHELSEA 3196 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 918 sqm approx

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 six months.