

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	3/53 Woodbine Grove, Chelsea Vic 3196
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$765,000
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Median sale price

Median price	\$833,000	House	X	Unit		Suburb	Chelsea
Period - From	01/01/2018	to	31/03/2018	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	4/27 Woodbine Gr CHELSEA 3196	\$840,000	29/01/2018
2	3&4/78 Chelsea Rd CHELSEA 3196	\$758,000	14/02/2018
3	2/62 Thames Prm CHELSEA 3196	\$740,000	24/02/2018

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.



Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
 \$765,000
Median House Price
 March quarter 2018: \$833,000

Comparable Properties



4/27 Woodbine Gr CHELSEA 3196 (REI)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 29/01/2018
Rooms: 6
Property Type: Townhouse (Single)



3&4/78 Chelsea Rd CHELSEA 3196 (REI)

Agent Comments



Price: \$758,000
Method: Private Sale
Date: 14/02/2018
Rooms: -
Property Type: Townhouse (Res)

2/62 Thames Prm CHELSEA 3196 (REI)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 220 sqm approx