

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

2/32 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2019

to

31 Mar 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

14/7-13 Dobell Drive Chelsea VIC 3196	\$522,500	27-Oct-19
25 Jacksons Road Chelsea VIC 3196	\$515,000	29-Oct-19
1/18 Argyle Avenue Chelsea VIC 3196	\$470,000	24-Oct-19

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: 01 April 2020



14/7-13 Dobell Drive Chelsea VIC 3196

Sold Price **\$522,500** Sold Date **27-Oct-19**

 2  1  1

Distance **1.39km**



25 Jacksons Road Chelsea VIC 3196

Sold Price **\$515,000** Sold Date **29-Oct-19**

 2  1  1

Distance **1.22km**



1/18 Argyle Avenue Chelsea VIC 3196

Sold Price **\$470,000** Sold Date **24-Oct-19**

 2  1  1

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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