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

53 Woodbine Grove, Chelsea Vic 3196

Indicative selling price

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

Range betwee	n \$720,000		&	\$792	2,000					
Median sale price										
Median price	\$905,000	House	x	Unit			Suburb	Chelsea		
Period - From	01/04/2017	to 30)/06/2017	7	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.

Ado	dress of comparable property	Price	Date of sale
1	2/29 Glenola Rd CHELSEA 3196	\$880,000	18/04/2017
2	2/72 Catherine Av CHELSEA 3196	\$840,000	27/05/2017
3	3/49 Argyle Av CHELSEA 3196	\$715,000	20/05/2017

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.

Account - Barry Plant | P: 03 9586 0500

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



53 Woodbine Grove, Chelsea Vic 3196





Rooms: Property Type: House (Res) Land Size: 1012 sqm approx Agent Comments

Indicative Selling Price \$720,000 - \$792,000 **Median House Price** June guarter 2017: \$905,000

Townhouse 1 - 3Bed / 3Bath / 2Car - \$850,000 - \$875,000 Townhouse 2 - 3Bed / 3Bath / 2Car - \$800,000 - \$820,000 Townhouse 3 - 2Bed / 2Bath / 1Car - \$790,000 - \$810,000 Townhouse 4 - 2Bed / 2Bath / 1Car - \$720,000 - \$750,000

Comparable Properties



2/29 Glenola Rd CHELSEA 3196 (REI/VG)

6 2 **-** 3 2



Price: \$880.000 Method: Sold Before Auction Date: 18/04/2017 Rooms: 6 Property Type: Townhouse (Res) Land Size: 206 sqm approx



2/72 Catherine Av CHELSEA 3196 (REI)

Agent Comments

Agent Comments



Price: \$840,000 Method: Private Sale Date: 27/05/2017 Rooms: 4 Property Type: Townhouse (Single)



3/49 Argyle Av CHELSEA 3196 (REI/VG)



Agent Comments

Date: 20/05/2017 Rooms: 5 Property Type: Unit

propertydata

Price: \$715,000 Method: Private Sale

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