

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 between

\$720,000

&

\$792,000

Median sale price

Median price

\$905,000

House

X

Unit

Suburb

Chelsea

Period - From

01/04/2017

to

30/06/2017

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 | 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.~~

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 quarter 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)

Agent Comments



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



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



Price: \$715,000
Method: Private Sale
Date: 20/05/2017
Rooms: 5
Property Type: Unit