

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 24 Sherwood Avenue, CHELSEA 3196

### Indicative selling price

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

Single price \$\* or range between \$1,780,000 & \$1,950,000

### Median sale price

Median price \$600,000 \*House \*Unit x Suburb Chelsea

Period - From Jul 2017 to Jun 2018 Source Core Logic

### Comparable property sales

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.