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### UNIT Offered for Sale

3/58 Sherwood Avenue Chelsea VIC 3196

2 1 1

### Indicative Selling Price

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

Range between \$430,000 & \$473,000

### Median Sale Price

\$599,000 Units in Chelsea between May 2017 - Apr 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**4/53 Sherwood Avenue Chelsea VIC 3196**

2 1 1

Sold Price **\$453,000** Sold Date **21-Nov-17**

Distance **0.07km**



**1/73 Sherwood Avenue Chelsea VIC 3196**

2 1 1

Sold Price **\$505,000** Sold Date **06-Feb-18**

Distance **0.19km**



**3/18 Argyle Avenue Chelsea VIC 3196**

2 1 1

Sold Price **\$456,000** Sold Date **23-Nov-17**

Distance **0.5km**

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