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	2/80 Argyle Avenue 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	$795,000	&	$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Nov 2019	to	31 Oct 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
3/50 Sherwood Avenue Chelsea VIC 3196	$821,000	22-Jun-20
3/39 Argyle Avenue Chelsea VIC 3196	$847,500	30-Jun-20
1/11 Woodbine Grove Chelsea VIC 3196	$820,000	20-Oct-20

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: 27 November 2020

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3/50 Sherwood Avenue Chelsea VIC 3196

3 2 1

Sold Price **$821,000** Sold Date **22-Jun-20**

Distance **0.28km**



3/39 Argyle Avenue Chelsea VIC 3196

3 2 -

Sold Price **$847,500** Sold Date **30-Jun-20**

Distance **0.29km**



1/11 Woodbine Grove Chelsea VIC 3196

3 2 2

Sold Price RS **$820,000** Sold Date **20-Oct-20**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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