

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

100 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

\$740,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$936,250

Property type

House

Suburb

Chelsea

Period-from

01 Apr 2020

to

31 Mar 2021

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

20A Derby Parade Bonbeach VIC 3196	\$752,500	02-Nov-20
4 Banjo Circuit Bonbeach VIC 3196	\$811,000	09-Mar-21
24 Tiller Lane Patterson Lakes VIC 3197	\$795,000	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: 09 April 2021



OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



20A Derby Parade Bonbeach VIC 3196

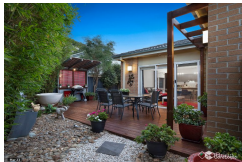
Sold Price

\$752,500

Sold Date **02-Nov-20**

3 2 2

Distance **0.36km**



4 Banjo Circuit Bonbeach VIC 3196

Sold Price

^{RS} **\$811,000**

Sold Date **09-Mar-21**

3 2 2

Distance **0.77km**



24 Tiller Lane Patterson Lakes VIC 3197

Sold Price

\$795,000

Sold Date **20-Oct-20**

3 2 2

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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