

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

1/15 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2019

to

30 Jun 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

2/25 Glenola Road Chelsea VIC 3196	\$615,000	07-Mar-20
2/44 Sherwood Avenue Chelsea VIC 3196	\$640,000	17-Feb-20
3/24 Broadway Bonbeach VIC 3196	\$590,000	14-Mar-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: 06 July 2020


2/25 Glenola Road Chelsea VIC 3196

Sold Price

\$615,000

Sold Date **07-Mar-20**
 -  1  1

Distance **0.14km**

2/44 Sherwood Avenue Chelsea VIC 3196

Sold Price

\$640,000

Sold Date **17-Feb-20**
 2  1  1

Distance **0.35km**

3/24 Broadway Bonbeach VIC 3196

Sold Price

\$590,000

Sold Date **14-Mar-20**
 2  1  1

Distance **0.51km**
RS = Recent sale

UN = Undisclosed Sale

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