

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

65 Argyle Avenue, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$930,000 & \$1,020,000

Median sale price

Median price \$946,000 Property Type Townhouse Suburb Chelsea

Period - From 02/12/2023 to 01/12/2024 Source REIV

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 six 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
1	21a Randall Av EDITHVALE 3196	\$970,000	16/11/2024
2	2/3 Trent Ct BONBEACH 3196	\$960,000	07/09/2024
3	1/305 Station St CHELSEA 3196	\$950,000	02/09/2024

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 six months.~~

This Statement of Information was prepared on:

02/12/2024 05:56



2 1 1

Property Type: House
Land Size: 1015 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$1,020,000
Median Townhouse Price
02/12/2023 - 01/12/2024: \$946,000

Comparable Properties



21a Randall Av EDITHVALE 3196 (REI)

Agent Comments

3 2 2

Price: \$970,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Townhouse (Res)
Land Size: 445 sqm approx



2/3 Trent Ct BONBEACH 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$960,000
Method: Sold Before Auction
Date: 07/09/2024
Property Type: Townhouse (Res)



1/305 Station St CHELSEA 3196 (REI)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 02/09/2024
Property Type: Townhouse (Single)

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