

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

4/13 Glenola Road 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

\$515,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Jan 2020

to

31 Dec 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

1/15 Argyle Avenue Chelsea VIC 3196	\$595,000	18-Sep-20
2/15 Argyle Avenue Chelsea VIC 3196	\$577,500	04-Jul-20
3/15 Argyle Avenue Chelsea VIC 3196	\$545,000	10-Dec-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: 29 January 2021

Natalie Sanders

P 87731888

M 0424504363

E natalie.sanders@eview.com


1/15 Argyle Avenue Chelsea VIC 3196

 Sold Price **\$595,000** Sold Date **18-Sep-20**

2 1 1

 Distance **0.13km**

2/15 Argyle Avenue Chelsea VIC 3196

 Sold Price **\$577,500** Sold Date **04-Jul-20**

2 1 1

 Distance **0.13km**

3/15 Argyle Avenue Chelsea VIC 3196

 Sold Price **\$545,000** Sold Date **10-Dec-20**

2 1 1

 Distance **0.13km**

6/17 Golden Avenue Chelsea VIC 3196

 Sold Price **\$675,000** Sold Date **02-Nov-19**

2 1 1

 Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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