# 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

3/8 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	\$680,000	&	\$730,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$678,000	Prope	erty type		Unit	Suburb	Chelsea
Period-from	01 Feb 2021	to	31 Jan 2	2022 Source Corelogi		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
10/13-17 Fowler Street Chelsea VIC 3196	\$710,000	22-Nov-21
3/26 York Street Bonbeach VIC 3196	\$696,500	09-Oct-21
1/56 Catherine Avenue Chelsea VIC 3196	\$695,000	12-Nov-21

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.

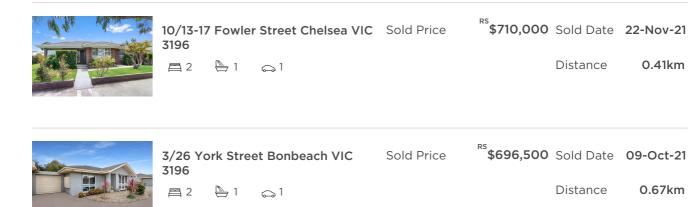
This Statement of Information was prepared on: 07 February 2022



consumer.vic.gov.au



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	1/56 Catherine Avenue Chelsea VIC Sold Price 3196	\$695,000 Sold Date	12-Nov-21
	🛱 2 👆 1 👝 1	Distance	0.52km

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

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