

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

Property type

Unit

Suburb

Chelsea

Period-from

01 Feb 2021

to

31 Jan 2022

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

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



OBrien Real Estate

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10/13-17 Fowler Street Chelsea VIC 3196

Sold Price

^{RS}

\$710,000

Sold Date

22-Nov-21

2

1

1

Distance

0.41km



3/26 York Street Bonbeach VIC 3196

Sold Price

^{RS}

\$696,500

Sold Date

09-Oct-21

2

1

1

Distance

0.67km



1/56 Catherine Avenue Chelsea VIC 3196

Sold Price

\$695,000

Sold Date

12-Nov-21

2

1

1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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