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

2/46 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	\$890,000	&	\$970,000
cg.ccc	between	4000,000	.	40.0,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$600,000	Prope	erty type		Unit	Suburb	Chelsea
Period-from	01 Sep 2018	to	31 Aug 2	2019	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

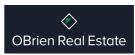
A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
42A Catherine Avenue Chelsea VIC 3196	\$950,000	01-Jun-19
8A Elsie Grove Chelsea VIC 3196	\$915,000	06-Apr-19
60 Berry Avenue Edithvale VIC 3196	\$910,000	11-Jun-19

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: 25 September 2019



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42A Catherine Avenue Chelsea VIC Sold Price 3196

\$950,000 Sold Date 01-Jun-19

Distance

0.36km

8A Elsie Grove Chelsea VIC 3196

⇔ 2

Sold Price

\$915,000 Sold Date 06-Apr-19

Distance

1.38km



60 Berry Avenue Edithvale VIC 3196

Sold Price

\$910,000 Sold Date

11-Jun-19

Distance 1.45km

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₾ 2

RS = Recent sale

UN = Undisclosed Sale

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