

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

2/10 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

\$695,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2020

to

31 Mar 2021

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

4/9 Blantyre Avenue Chelsea VIC 3196	\$702,500	18-Jan-21
3/51 Golden Avenue Chelsea VIC 3196	\$710,000	22-Mar-21
1/59 Argyle Avenue Chelsea VIC 3196	\$695,000	23-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: 12 April 2021



4/9 Blantyre Avenue Chelsea VIC 3196

2 1 1

Sold Price

\$702,500

Sold Date

18-Jan-21

Distance

0.51km



3/51 Golden Avenue Chelsea VIC 3196

2 1 1

Sold Price

^{RS} **\$710,000** ^{UN}

Sold Date

22-Mar-21

Distance

0.52km



1/59 Argyle Avenue Chelsea VIC 3196

2 1 1

Sold Price

\$695,000

Sold Date

23-Dec-20

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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