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

3/14 Argyle Avenue, Chelsea Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price | $1,050,000

Median sale price

| Median price | $990,000 | Property Type | Townhouse | Suburb | Chelsea |

| Period - From | 25/09/2023 | to | 24/09/2024 | Source | REIV |

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 six 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	1/305 Station St CHELSEA 3196	$950,000	02/09/2024
2	3b Koala Ct CHELSEA 3196	$1,040,000	30/05/2024
3			

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 six months.

This Statement of Information was prepared on: | 25/09/2024 11:03

CONSUMER AFFAIRS VICTORIA

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Property Type:

Agent Comments

Indicative Selling Price
$1,050,000
Median Townhouse Price
25/09/2023 - 24/09/2024: $990,000

Comparable Properties

1/305 Station St CHELSEA 3196 (REI)

🛏 3   🛁 2   🚗 2

Price: $950,000
Method: Private Sale
Date: 02/09/2024
Property Type: Townhouse (Single)

Agent Comments

3b Koala Ct CHELSEA 3196 (REI/VG)

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Price: $1,040,000
Method: Private Sale
Date: 30/05/2024
Property Type: Townhouse (Single)
Land Size: 265 sqm approx

Agent Comments

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 six months.

Account - Barry Plant | P: 03 9586 0500