

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/15 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

*House

*Unit

X

Suburb

Chelsea

Period-from

01 Nov 2017

to

31 Oct 2018

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 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

3/487 Nepean Highway Chelsea VIC 3196	\$540,000	03-Jul-18
1/59 Blantyre Avenue Chelsea VIC 3196	\$580,000	15-Aug-18
1/14 Embankment Grove Chelsea VIC 3196	\$590,000	07-Jul-18

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.~~

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**3/487 Nepean Highway Chelsea
VIC 3196**

Sold Price

\$540,000

Sold Date

03-Jul-18

2 1 -

Distance

0.39km



**1/59 Blantyre Avenue Chelsea VIC
3196**

Sold Price

\$580,000

Sold Date

15-Aug-18

2 1 1

Distance

0.52km



**1/14 Embankment Grove Chelsea
VIC 3196**

Sold Price

\$590,000

Sold Date

07-Jul-18

3 1 1

Distance

0.77km

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