

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

65 Argyle Avenue, Chelsea Vic 3196

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$946,000

Property Type Townhouse

Suburb Chelsea

Period - From 21/01/2024

to

20/01/2025

Source

Property Data

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	47b Berry Av EDITHVALE 3196	\$990,000	06/12/2024
2	2/3 Trent Ct BONBEACH 3196	\$960,000	07/09/2024
3	50a Bayside Av EDITHVALE 3196	\$1,015,000	17/08/2024

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:

21/01/2025 14:37



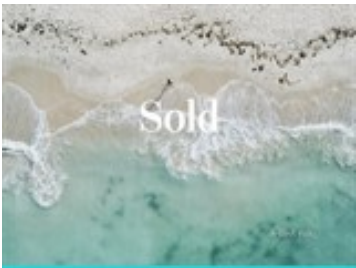
 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median Townhouse Price
21/01/2024 - 20/01/2025: \$946,000

Comparable Properties



47b Berry Av EDITHVALE 3196 (REI)

Agent Comments

 3  2  2

Price: \$990,000
Method: Private Sale
Date: 06/12/2024
Property Type: Townhouse (Single)



2/3 Trent Ct BONBEACH 3196 (REI/VG)

Agent Comments

 3  2  2

Price: \$960,000
Method: Sold Before Auction
Date: 07/09/2024
Property Type: Townhouse (Res)



50a Bayside Av EDITHVALE 3196 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,015,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Townhouse (Res)