

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

1/59 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Dec 2019

to

30 Nov 2020

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

53B Golden Avenue Chelsea VIC 3196	\$637,500	13-Nov-20
215 Thames Promenade Chelsea Heights VIC 3196	\$640,000	04-Nov-20
2/44 Glenola Road Chelsea VIC 3196	\$650,000	07-Oct-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: 01 December 2020


53B Golden Avenue Chelsea VIC 3196
 2  1  1

Sold Price

^{RS}
\$637,500

Sold Date

13-Nov-20

Distance

0.22km

215 Thames Promenade Chelsea Heights VIC 3196
 2  1  1

Sold Price

^{RS}
\$640,000

Sold Date

04-Nov-20

Distance

1.47km

2/44 Glenola Road Chelsea VIC 3196
 2  1  1

Sold Price

^{RS}
\$650,000
^{UN}

Sold Date

07-Oct-20

Distance

0.24km
RS = Recent sale

UN = Undisclosed Sale

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