

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

1/48 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Jul 2019

to

30 Jun 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

63B Argyle Avenue Chelsea VIC 3196	\$716,100	13-Mar-20
3/51 Golden Avenue Chelsea VIC 3196	\$655,000	17-Feb-20
4/51 Golden Avenue Chelsea VIC 3196	\$665,000	15-Feb-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.~~

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63B Argyle Avenue Chelsea VIC 3196

2 1 2

Sold Price

\$716,100

Sold Date

13-Mar-20

Distance

0.21km



3/51 Golden Avenue Chelsea VIC 3196

2 1 1

Sold Price

\$655,000

Sold Date

17-Feb-20

Distance

0.22km



4/51 Golden Avenue Chelsea VIC 3196

2 1 1

Sold Price

\$665,000

Sold Date

15-Feb-20

Distance

0.26km



3/54 Chelsea Road Chelsea VIC 3196

2 2 2

Sold Price

\$750,000

Sold Date

25-Jan-20

Distance

0.55km



53B Scotch Parade Bonbeach VIC 3196

2 1 2

Sold Price

\$715,000

Sold Date

03-Jun-20

Distance

0.6km



2/38 Vincent Street Edithvale VIC 3196

2 2 1

Sold Price

\$700,000

Sold Date

19-Feb-20

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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