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	1/18 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	$440,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Oct 2018	to	30 Sep 2019	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
2/27 Argyle Avenue Chelsea VIC 3196	$411,000	25-Sep-19
5/48 Sherwood Avenue Chelsea VIC 3196	$520,000	01-Jul-19
2/45 Sherwood Avenue Chelsea VIC 3196	$463,000	28-Aug-19

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: 18 October 2019

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2/27 Argyle Avenue Chelsea VIC 3196

2 1 1

Sold Price **$411,000** Sold Date **25-Sep-19**

Distance **0.13km**



5/48 Sherwood Avenue Chelsea VIC 3196

2 1 1

Sold Price **$520,000** Sold Date **01-Jul-19**

Distance **0.39km**



2/45 Sherwood Avenue Chelsea VIC 3196

2 1 1

Sold Price **$463,000** Sold Date **28-Aug-19**

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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