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	3/23 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	$745,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$647,000	Property type	Unit	Suburb	Chelsea
Period-from	01 Oct 2022	to	30 Sep 2023	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
3/54 CHELSEA ROAD CHELSEA VIC 3196	$880,000	13-Jul-23
1/27 GLENOLA ROAD CHELSEA VIC 3196	$742,000	01-Jul-23
12 BAYSIDE AVENUE EDITHVALE VIC 3196	$810,000	28-Jul-23

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: 16 October 2023

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3/54 CHELSEA ROAD CHELSEA VIC 3196

2 2 1

Sold Price **$880,000** Sold Date **13-Jul-23**

Distance **0.47km**



1/27 GLENOLA ROAD CHELSEA VIC 3196

2 1 3

Sold Price **$742,000** Sold Date **01-Jul-23**

Distance **0.12km**



12 BAYSIDE AVENUE EDITHVALE VIC 3196

2 1 1

Sold Price RS **$810,000** Sold Date **28-Jul-23**

Distance **1.44km**

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

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