

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 5 Beardsworth Avenue, Chelsea Vic 3196

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$1,189,500 Property Type House Suburb Chelsea

Period - From 01/01/2024 to 31/03/2024 Source REIV

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	3/23 Argyle Av CHELSEA 3196	\$800,000	08/11/2023
2	1/1 Cross Rd CHELSEA 3196	\$792,500	17/06/2024
3			

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: 09/07/2024 12:46

5 Beardsworth Avenue, Chelsea Vic 3196



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$770,000 - \$840,000
Median House Price
March quarter 2024: \$1,189,500

Comparable Properties



3/23 Argyle Av CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 08/11/2023
Property Type: Unit



1/1 Cross Rd CHELSEA 3196 (REI)

Agent Comments



Price: \$792,500
Method: Private Sale
Date: 17/06/2024
Property Type: Unit
Land Size: 197 sqm approx

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.

Account - Jellis Craig



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