

## 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

9/85 ARGYLE AVENUE CHELSEA VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Chelsea

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/13 GLENOLA ROAD CHELSEA VIC 3196	\$523,000	14-Mar-24
9/1-5 DOBELL DRIVE CHELSEA VIC 3196	\$433,000	20-Dec-23
13/7-13 DOBELL DRIVE CHELSEA VIC 3196	\$450,000	18-Apr-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: 20 April 2024



**1/13 GLENOLA ROAD CHELSEA VIC 3196** Sold Price **\$523,000** Sold Date **14-Mar-24**

1 1 1

Distance **0.84km**



**9/1-5 DOBELL DRIVE CHELSEA VIC 3196** Sold Price <sup>RS</sup> **\$433,000** Sold Date **20-Dec-23**

1 1 1

Distance **1.08km**



**13/7-13 DOBELL DRIVE CHELSEA VIC 3196** Sold Price **\$450,000** Sold Date **18-Apr-23**

1 1 1

Distance **1.09km**

RS = Recent sale      UN = Undisclosed Sale

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