PREER

Statement of Information

28 September 2017

8/100 Dover St Cremorne VIC 3121 http://preer.com.au/ P: 0413 019 377 E: paul@preer.com.au

3/39 Argyle Avenue CHELSEA VIC 3196

Townhouse For Sale view.com.au Property No: 11312764







Indicative Selling Price: Single price \$825,000 For the meaning of this price see consumer.vic.gov.au/underquoting

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Median Sale Price - \$596,000 for a Unit in suburb Chelsea from April to June 2017 Quarter

Median data provided by view.com.au

15/03/2017

Comparable Property Sales

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

- 1. 1b Wimborne Avenue, Chelsea 3196
- 2. 9/367 Nepean Highway, Chelsea 3196
- 3. 3b Black Street, Chelsea 3196

Price	Date of Sale
\$831,500	13/05/2017

\$847.500

\$830,000 08/07/2017



1B WIMBORNE AVENUE, CHELSEA 3196

3 Beds 2 Baths 2 Cars



9/367 NEPEAN HIGHWAY, CHELSEA 3196

3 Beds 2 Baths 2 Cars



Selected by

PREER

3B BLACK STREET, CHELSEA 3196

3 Beds 2 Baths 2 Cars



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.