

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

2 BAXTER COURT 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Oct 2021

to

30 Sep 2022

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

3/27 EMBANKMENT GROVE CHELSEA VIC 3196	\$600,000	21-Jun-22
39/149 THAMES PROMENADE CHELSEA HEIGHTS VIC 3196	\$580,000	02-Jul-22
1/41 ARGYLE AVENUE CHELSEA VIC 3196	\$627,000	12-May-22

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: 11 October 2022



OBrien Real Estate

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**3/27 EMBANKMENT GROVE
CHELSEA VIC 3196**

3 1 1

Sold Price

\$600,000

Sold Date

21-Jun-22

Distance

0.45km



**39/149 THAMES PROMENADE
CHELSEA HEIGHTS VIC 3196**

3 1 1

Sold Price

\$580,000

Sold Date

02-Jul-22

Distance

0.75km



**1/41 ARGYLE AVENUE CHELSEA
VIC 3196**

3 1 1

Sold Price

\$627,000

Sold Date

12-May-22

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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