

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

30 Baxter 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Oct 2019

to

30 Sep 2020

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

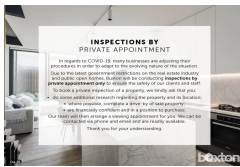
Date of sale

32 Baxter Avenue Chelsea VIC 3196	\$680,000	03-Oct-20
1/41 Embankment Grove Chelsea VIC 3196	\$710,000	06-Aug-20
1/16 Fourth Avenue Chelsea Heights VIC 3196	\$776,000	30-Jul-20

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: 13 October 2020



32 Baxter Avenue Chelsea VIC 3196 Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **03-Oct-20**

 2  1  1

Distance **0.01km**



1/41 Embankment Grove Chelsea VIC 3196 Sold Price **\$710,000** Sold Date **06-Aug-20**

 3  1  1

Distance **0.37km**



1/16 Fourth Avenue Chelsea Heights VIC 3196 Sold Price **\$776,000** Sold Date **30-Jul-20**

 3  2  2

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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