

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

19 Baxter Court, Chelsea Vic 3196

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Chelsea

Period - From 01/10/2024 to 31/12/2024 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	1/1a Genoa Av BONBEACH 3196	\$665,000	22/01/2025
2	5 Baxter Ct CHELSEA 3196	\$580,000	26/11/2024
3	4 Tudor Ct EDITHVALE 3196	\$685,000	13/11/2024

OR

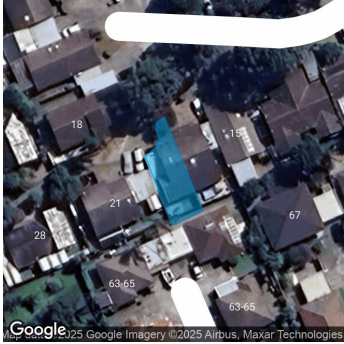
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/02/2025 10:41

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Indicative Selling Price
\$620,000 - \$660,000
Median Unit Price
December quarter 2024: \$720,000



Property Type:
Agent Comments

Comparable Properties



1/1a Genoa Av BONBEACH 3196 (REI)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 22/01/2025
Property Type: Unit



5 Baxter Ct CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 26/11/2024
Property Type: Unit



4 Tudor Ct EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 13/11/2024
Property Type: Unit
Land Size: 307 sqm approx

Account - Barry Plant | P: 03 9586 0500