

# 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

41 Baxter 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)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$936,250

Property Type House

Suburb Chelsea

Period - From 01/04/2020

to 31/03/2021

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	5 Ivan Av EDITHVALE 3196	\$1,285,000	27/03/2021
2	7 French Av EDITHVALE 3196	\$1,277,000	25/04/2021
3			

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:

05/05/2021 17:15

41 Baxter Avenue, Chelsea Vic 3196



Paul Johnston

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending March 2021: \$936,250



3 1.5 2

**Rooms:** 3

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1012 sqm approx

Agent Comments

## Comparable Properties



**5 Ivan Av EDITHVALE 3196 (REI)**

Agent Comments

3 1 1

**Price:** \$1,285,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** House (Res)

**Land Size:** 724 sqm approx



**7 French Av EDITHVALE 3196 (REI)**

Agent Comments

4 2 2

**Price:** \$1,277,000

**Method:** Private Sale

**Date:** 25/04/2021

**Property Type:** House

**Land Size:** 778 sqm approx

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



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.