

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

18B Bath Street, Chelsea Vic 3196

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$1,086,000

Property Type

House

Suburb

Chelsea

Period - From

01/10/2020

to

30/09/2021

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	10b Roseberry Av CHELSEA 3196	\$1,930,000	12/06/2021
2	27a Northcliffe Rd EDITHVALE 3196	\$1,425,000	09/10/2021
3	7 Turakina Av EDITHVALE 3196	\$1,350,000	10/10/2021

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:

19/10/2021 20:07



3 2.5 2

Property Type: House (Res)

Agent Comments

Roof terrace with Bay views

Comparable Properties



10b Roseberry Av CHELSEA 3196 (REI)

Agent Comments

3 2 2

Price: \$1,930,000

Method: Private Sale

Date: 12/06/2021

Property Type: Townhouse (Single)

Land Size: 281 sqm approx

27a Northcliffe Rd EDITHVALE 3196 (REI)

Agent Comments

3 2 2

Price: \$1,425,000

Method: Sold Before Auction

Date: 09/10/2021

Property Type: Townhouse (Res)



7 Turakina Av EDITHVALE 3196 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 10/10/2021

Property Type: Townhouse (Single)