

# 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

28 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 \$580,000

&

\$630,000

### Median sale price

Median price \$674,000

Property Type Unit

Suburb Chelsea

Period - From 01/10/2021

to 31/12/2021

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	1/24 Thames Prm CHELSEA 3196	\$625,000	12/02/2022
2	1/1-5 Dobell Dr CHELSEA 3196	\$617,000	20/11/2021
3	1/27 Argyle Av CHELSEA 3196	\$605,000	15/02/2022

**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:

15/03/2022 09:19

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**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

December quarter 2021: \$674,000



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**1/24 Thames Prm CHELSEA 3196 (REI)**

Agent Comments

2 1 1

**Price:** \$625,000

**Method:** Auction Sale

**Date:** 12/02/2022

**Property Type:** Unit



**1/1-5 Dobell Dr CHELSEA 3196 (REI)**

Agent Comments

2 1 1

**Price:** \$617,000

**Method:** Auction Sale

**Date:** 20/11/2021

**Property Type:** Unit



**1/27 Argyle Av CHELSEA 3196 (REI)**

Agent Comments

2 1 2

**Price:** \$605,000

**Method:** Private Sale

**Date:** 15/02/2022

**Property Type:** Unit

**Account** - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018