

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

25 TOORAK AVENUE BAXTER VIC 3911

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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,050

Property type

House

Suburb

Baxter

Period-from

01 May 2023

to

30 Apr 2024

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

22 RAILWAY ROAD BAXTER VIC 3911	\$690,000	18-Mar-24
10 IMRE COURT BAXTER VIC 3911	\$668,000	24-Feb-24
21 TOORAK AVENUE BAXTER VIC 3911	\$785,000	28-Sep-23

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: 22 May 2024



22 RAILWAY ROAD BAXTER VIC 3911

Sold Price

^{RS} **\$690,000**

Sold Date

18-Mar-24

3

1

1

Distance

1.87km



10 IMRE COURT BAXTER VIC 3911

Sold Price

^{RS} **\$668,000** ^{UN}

Sold Date

24-Feb-24

3

2

-

Distance

2.61km



21 TOORAK AVENUE BAXTER VIC 3911

Sold Price

\$785,000

Sold Date

28-Sep-23

4

2

2

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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