

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

29 AUSTRAL CRESCENT 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

\$660,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Baxter

Period-from

01 Mar 2024

to

28 Feb 2025

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

7 HERON CLOSE BAXTER VIC 3911	\$670,000	04-Feb-25
35 THOMAS STREET BAXTER VIC 3911	\$705,000	07-Dec-24
7 IBIS COURT BAXTER VIC 3911	\$693,000	08-Oct-24

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: 11 March 2025

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**7 HERON CLOSE BAXTER VIC 3911** Sold Price ^{RS} **\$670,000** Sold Date **04-Feb-25**

3 1 -

Distance **1.09km****35 THOMAS STREET BAXTER VIC 3911** Sold Price **\$705,000** Sold Date **07-Dec-24**

3 1 2

Distance **1.27km****7 IBIS COURT BAXTER VIC 3911** Sold Price **\$693,000** Sold Date **08-Oct-24**

3 1 2

Distance **1.1km****RS** = Recent sale**UN** = Undisclosed Sale

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