

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

32 Cerberus Road, Baxter Vic 3911

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$727,500

Property Type

House

Suburb

Baxter

Period - From

01/10/2023

to

30/09/2024

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	12 Jacaranda Dr BAXTER 3911	\$805,000	25/05/2024
2			
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:

01/10/2024 13:28

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3 1 2

Property Type: House
Land Size: 858 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median House Price
01/10/2023 - 30/09/2024: \$727,500

Comparable Properties



12 Jacaranda Dr BAXTER 3911 (REI/VG)

Agent Comments

4 1 2

Price: \$805,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 842 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.