

## 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

11 Railway Road, Baxter Vic 3911

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000

&

\$528,000

#### Median sale price

Median price \$521,000

House

X

Unit

Suburb Baxter

Period - From 01/10/2016

to

30/09/2017

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 | 6 Austral Cr BAXTER 3911       | \$530,000 | 25/10/2017   |
| 2 | 24 Railway Rd BAXTER 3911      | \$521,000 | 24/06/2017   |
| 3 | 11 Olstead Dr BAXTER 3911      | \$515,000 | 01/07/2017   |

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.~~