

# 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

22 Railway Road, Baxter, Vic 3911

### Indicative selling price

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

range between

\$670,000

&

\$715,000

### Median sale price

Median price

\$644,000

Property type

House

Suburb

Baxter

Period - From

01/12/2023

to

29/02/2024

Source



PropTrack

### 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
34 Stornoway Drive, Baxter, VIC 3911	\$672,500	10/01/2024
21 Toorak Ave, Baxter, VIC 3911	\$785,000	28/09/2023
22 Deakin Crescent, Baxter, VIC 3911	\$810,000	06/02/2024

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: 15/03/2024