

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

1 Drayton Court 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Baxter

Period-from

01 Jul 2020

to

30 Jun 2021

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

| | | |
|--|-----------|-----------|
| 19 Station Crescent Baxter VIC 3911 | \$700,000 | 24-Feb-21 |
| 178 Baxter-Tooradin Road Baxter VIC 3911 | \$720,000 | 22-Apr-21 |
| 20 Jacaranda Drive Baxter VIC 3911 | \$799,000 | 24-May-21 |

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: 12 July 2021



19 Station Crescent Baxter VIC 3911 Sold Price **\$700,000** Sold Date **24-Feb-21**

 3
  1
  2

Distance **0.52km**



178 Baxter-Tooradin Road Baxter VIC 3911 Sold Price **\$720,000** Sold Date **22-Apr-21**

 3
  2
  2

Distance **2.03km**



20 Jacaranda Drive Baxter VIC 3911 Sold Price **\$799,000** Sold Date **24-May-21**

 3
  2
  2

Distance **0.6km**

Notes from your agent

Sold \$799,000

RS = Recent sale UN = Undisclosed Sale

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