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	Prop	erty type		House	Suburb	Baxter
Period-from	01 Jul 2020	to	30 Jun 2	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

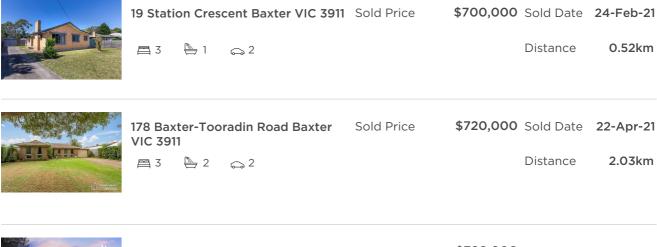


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Notes from your agent Sold \$799,000

RS = Recent sale UN = Undisclosed Sale

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