# 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<br>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

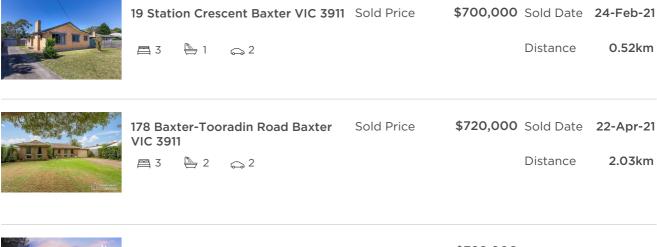


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Notes from your agent Sold \$799,000

RS = Recent sale UN = Undisclosed Sale

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