

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

5 INGLETON 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

House

Suburb

Baxter

Period-from

01 Dec 2022

to

30 Nov 2023

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 SAGES ROAD BAXTER VIC 3911	\$629,370	01-May-23
1 CERBERUS ROAD BAXTER VIC 3911	\$654,000	10-Jul-23

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: 08 December 2023

Juan Merchan
M 0425728670
E juan@merchan.com.au



19 SAGES ROAD BAXTER VIC 3911 Sold Price **\$629,370** Sold Date **01-May-23**

3 1 1

Distance **0.67km**



1 CERBERUS ROAD BAXTER VIC 3911 Sold Price **\$654,000** Sold Date **10-Jul-23**

3 1 1

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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