

RT Edgar

STATEMENT OF INFORMATION

17 November 2017

Property offered for sale

31 Cerberus Road, Baxter 3911

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$495,000 & \$544,500

Median sale price

Median price \$521,000 House X Unit Suburb Baxter

Period - From October 2016 to September 2017 Source Core Logic

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Rye) estate agent and (Mike Phillips) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 29 Cerberus Road, Baxter	\$510,000	June 2017
2 6 Austral Crescent, Baxter	\$530,000	October 2017
3 40 Deborah Drive, Baxter	\$538,000	October 2017