

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

3 IBIS 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

\$720,000

&

\$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Baxter

Period-from

01 Oct 2021

to

30 Sep 2022

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

6 DEAKIN CRESCENT BAXTER VIC 3911	\$715,000	23-Jul-22
13 JACARANDA DRIVE BAXTER VIC 3911	\$677,000	24-May-22
37 SAGES ROAD BAXTER VIC 3911	\$675,000	08-Jun-22

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: 13 October 2022



6 DEAKIN CRESCENT BAXTER VIC 3911

Sold Price

\$715,000

Sold Date

23-Jul-22

3

1

2

Distance

0.3km



13 JACARANDA DRIVE BAXTER VIC 3911

Sold Price

\$677,000

Sold Date

24-May-22

3

1

-

Distance

0.09km



37 SAGES ROAD BAXTER VIC 3911

Sold Price

\$675,000

Sold Date

08-Jun-22

3

1

2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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