

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

360 Golf Links Road Baxter VIC 3911

Indicative selling price

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

range between

\$570,000	&	\$620,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$452,500	House	X	Suburb	Baxter VIC 3911
Period - From	May 2016	to	April 2017	Source	Corelogic

Comparable property sales

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.