

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

5/44 RAILWAY ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Baxter

Period-from

01 Jun 2021

to

31 May 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

18 LAVENDER LANE BAXTER VIC 3911	\$735,000	17-Jan-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: 02 June 2022



**18 LAVENDER LANE BAXTER VIC
3911**

Sold Price

\$735,000

Sold Date

17-Jan-22

 3  2  1

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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