

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

24 STATION CRESCENT 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,500

Property type

House

Suburb

Baxter

Period-from

01 Jan 2024

to

31 Dec 2024

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

32 CERBERUS ROAD BAXTER VIC 3911	\$832,700	09-Oct-24
2 SWINTON COURT BAXTER VIC 3911	\$760,000	15-Oct-24
22 DEBORAH DRIVE BAXTER VIC 3911	\$752,500	12-Dec-24

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: 27 January 2025

**32 CERBERUS ROAD BAXTER VIC
3911**

3 1 2

Sold Price

\$832,700Sold Date **09-Oct-24**Distance **0.81km****2 SWINTON COURT BAXTER VIC
3911**

1 1 2

Sold Price

\$760,000Sold Date **15-Oct-24**Distance **0.28km****22 DEBORAH DRIVE BAXTER VIC
3911**

3 1 -

Sold Price

^{RS}**\$752,500**Sold Date **12-Dec-24**Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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