

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

1 Austral Crescent, Baxter 3911 - Land size *606m2

Indicative selling price

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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$700,000

Property type House

Suburb Baxter

Period-from 01 Feb 2021

to 31 Jan 2022

Source Corelogic

Comparable property sales

These are the five 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
5 Sages Road Baxter 3911 Land size *604m2  2  2  4	\$685,500	28-Sep-21
21 Sages Road Baxter 3911 Land size *604m2  3  1  2	\$695,000	16-Dec-21
648 F'ston-Flinders Rd Baxter 3911 Land size *655m2  3  1  3	\$700,000	13-Sep-21
25 Sages Road Baxter 3911 Land size *604m2  3  1  1	\$700,000	17-Sep-21
10 Kestrel Court Baxter 3911 Land size *555m2  3  1  1	\$715,000	25-Oct-21

consumer.vic.gov.au



This Statement of Information was prepared on: 08 February 2022

*indicates approximates only



5 Sages Road Baxter 3911

Sold Price **\$685,500** Sold Date **28-Sep-21**

2 2 4

Distance **0.16km**



21 Sages Road Baxter 3911

Sold Price **\$695,000** Sold Date **16-Dec-21**

3 1 2

Distance **0.23km**



648 Frankston-Flinders Rd Baxter 3911

Sold Price **\$700,000** Sold Date **13-Sep-21**

3 1 3

Distance **0.12km**



25 Sages Road Baxter 3911

Sold Price **\$700,000** Sold Date **17-Sep-21**

3 1 1

Distance **0.25km**



10 Kestrel Court Baxter 3911

Sold Price **\$715,000** Sold Date **26-Oct-21**

3 1 1

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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