

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

10 Thomas Street, Baxter Vic 3911

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$510,000

House

X

Unit

Suburb Baxter

Period - From 01/07/2016

to

30/06/2017

Source REIV

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 six 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
1	4 Station Cr BAXTER 3911	\$570,000	05/08/2017
2	14 Thomas St BAXTER 3911	\$555,130	26/04/2017
3	6 Station Cr BAXTER 3911	\$550,000	28/04/2017

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 six months.~~



Rooms:

Property Type: House

Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median House Price

Year ending June 2017: \$510,000

Comparable Properties



4 Station Cr BAXTER 3911 (REI)

Agent Comments



Price: \$570,000

Method: Auction Sale

Date: 05/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 849 sqm approx



14 Thomas St BAXTER 3911 (REI)

Agent Comments



Price: \$555,130

Method: Private Sale

Date: 26/04/2017

Rooms: 7

Property Type: House



6 Station Cr BAXTER 3911 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 28/04/2017

Rooms: -

Property Type: House

Land Size: 852 sqm approx