

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

7 IBIS COURT 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,500

Property type

House

Suburb

Baxter

Period-from

01 Sep 2023

to

31 Aug 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

3 BOX COURT BAXTER VIC 3911

\$672,500

19-Jun-24

38 JACARANDA DRIVE BAXTER VIC 3911

\$706,000

18-Jun-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: 24 September 2024

**3 BOX COURT BAXTER VIC 3911**

Sold Price

\$672,500

Sold Date

19-Jun-24

3



1



2

Distance

0.14km**38 JACARANDA DRIVE BAXTER
VIC 3911**

Sold Price

\$706,000

Sold Date

18-Jun-24

3



1



-

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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