STATEMENT OF INFORMATION

11 CERBERUS ROAD, BAXTER, VIC 3911 PREPARED BY JOHN LEWIS, US REAL ESTATE, PHONE: 0423 487 266





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 CERBERUS ROAD, BAXTER, VIC 3911 🕮 3 🕒 1 😓 1

\$500,000 to \$550,000

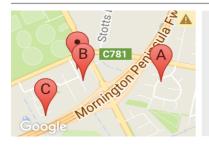
Indicative Selling Price

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

Price Range:

Provided by: John Lewis, Us Real Estate

MEDIAN SALE PRICE



BAXTER, VIC, 3911

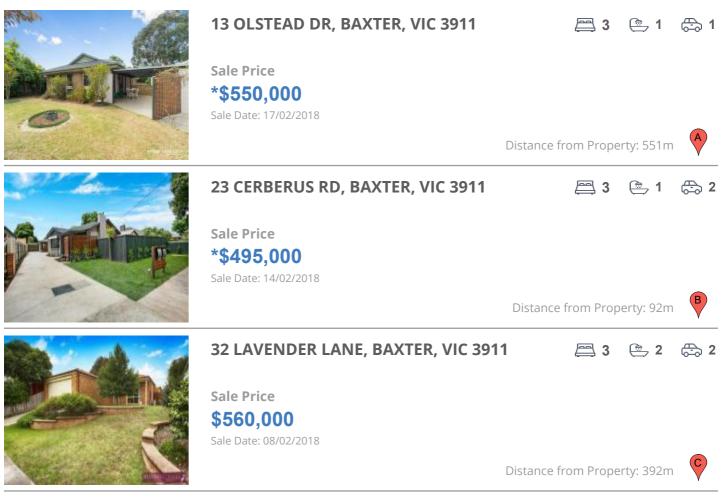
Suburb Median Sale Price (Unit)

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 02/05/2018 by Us Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 11 CERBERUS ROAD, BAXTER, VIC 3911

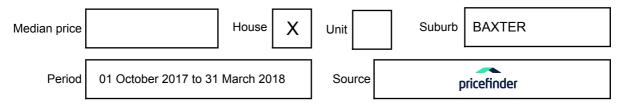
Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price



Comparable property sales

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
13 OLSTEAD DR, BAXTER, VIC 3911	*\$550,000	17/02/2018
23 CERBERUS RD, BAXTER, VIC 3911	*\$495,000	14/02/2018
32 LAVENDER LANE, BAXTER, VIC 3911	\$560,000	08/02/2018