

STATEMENT OF INFORMATION

11 CERBERUS ROAD, BAXTER, VIC 3911

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 CERBERUS ROAD, BAXTER, VIC 3911

 3  1  1

Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

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: 

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.



13 OLSTEAD DR, BAXTER, VIC 3911

 3  1  1

Sale Price

***\$550,000**

Sale Date: 17/02/2018

Distance from Property: 551m



23 CERBERUS RD, BAXTER, VIC 3911

 3  1  2

Sale Price

***\$495,000**

Sale Date: 14/02/2018

Distance from Property: 92m



32 LAVENDER LANE, BAXTER, VIC 3911

 3  2  2

Sale Price

\$560,000

Sale Date: 08/02/2018

Distance from Property: 392m



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

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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

Median price

House

X

Unit


Suburb

BAXTER

Period

01 October 2017 to 31 March 2018

Source



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