

## 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

29 AUSTRAL CRESCENT BAXTER VIC 3911

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Baxter

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 IBIS COURT BAXTER VIC 3911	\$693,000	08-Oct-24
35 THOMAS STREET BAXTER VIC 3911	\$705,000	07-Dec-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: 21 February 2025

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**7 IBIS COURT BAXTER VIC 3911**

Sold Price

**\$693,000**

Sold Date

**08-Oct-24** 3 1 2

Distance

**1.1km****35 THOMAS STREET BAXTER VIC 3911**

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date

**07-Dec-24** 3 1 2

Distance

**1.27km****RS** = Recent sale**UN** = Undisclosed Sale

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