

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 20 Cerberus Road, BAXTER 3911

Indicative selling price

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

Range \$530,000 - \$580,000

Median sale price

Median **House** for **BAXTER** for period **Apr 2019 - Jun 2019**

Sourced from **REIV**.

\$495,000

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 the most comparable to the property for sale.

45 Austral Crescent,
Baxter 3911

Price \$600,000 Sold 20 May
2019

4 Harold Court,
Baxter 3911

Price \$575,000 Sold 30 April
2019

8 Hayles Mews,
Baxter 3911

Price \$550,000 Sold 12 June
2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

 **3 beds**

 **2 baths**

 **3 parking**

Ray White Frankston

36 Playne Street,
Frankston VIC 3199

Contact agents



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