

## 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

1 Pennington Court 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Baxter

Period-from

01 May 2019

to

30 Apr 2020

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

25 Austral Crescent Baxter VIC 3911	\$550,000	14-Dec-19
11 Deborah Drive Baxter VIC 3911	\$611,000	08-Apr-20
5 Hayles Mews Baxter VIC 3911	\$615,000	12-Nov-19

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: 11 May 2020



**25 Austral Crescent Baxter VIC 3911** Sold Price **\$550,000** Sold Date **14-Dec-19**

3 1 1

Distance **0.85km**



**11 Deborah Drive Baxter VIC 3911** Sold Price **\$611,000** Sold Date **08-Apr-20**

3 2 2

Distance **0.27km**



**5 Hayles Mews Baxter VIC 3911** Sold Price **\$615,000** Sold Date **12-Nov-19**

3 2 2

Distance **0.34km**

#### Notes from your agent

Very neat & tidy original condition smaller home- sitting on more land offering double lock-up garage.

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

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