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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

27 Deakin Crescent Baxter VIC 3911

3 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$475,000 & \$522,000

### Median Sale Price

\$536,500 Houses in Baxter between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic

### Comparable Property Sales

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.



**9 Stornoway Drive Baxter VIC 3911** Sold Price **\$485,000** Sold Date **20-Jul-19**

3 1 2

Distance **0.39km**



**12 Thomas Street Baxter VIC 3911** Sold Price **\$450,000** Sold Date **09-May-19**

3 1 2

Distance **0.57km**



**5 Heron Close Baxter VIC 3911** Sold Price **\$420,000** Sold Date **05-Mar-19**

3 1 1

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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