

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

648 Frankston-Flinders Road Baxter VIC 3911

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

House

Suburb

Baxter

Period-from

01 Aug 2020

to

31 Jul 2021

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

10 Ibis Court Baxter VIC 3911	\$620,000	16-Mar-21
7 Geza Court Baxter VIC 3911	\$611,700	04-Mar-21
13 Austral Crescent Baxter VIC 3911	\$630,000	05-Dec-20

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: 03 August 2021



10 Ibis Court Baxter VIC 3911

Sold Price

\$620,000

Sold Date

16-Mar-21



3



1



2

Distance

0.75km



7 Geza Court Baxter VIC 3911

Sold Price

\$611,700

Sold Date

04-Mar-21



3



1



2

Distance

0.15km



13 Austral Crescent Baxter VIC 3911

Sold Price

\$630,000

Sold Date

05-Dec-20



3



1



1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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