

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 ST KILDA STREET 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Baxter

Period-from

01 Jun 2021

to

31 May 2022

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

382 GOLF LINKS ROAD BAXTER VIC 3911	\$915,000	09-Dec-21
472 WARRANDYTE ROAD LANGWARRIN SOUTH VIC 3911	\$890,000	29-Apr-22
8 ST KILDA STREET BAXTER VIC 3911	\$920,000	11-Feb-22

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: 04 June 2022



**382 GOLF LINKS ROAD BAXTER
VIC 3911**

4 2 3

Sold Price

\$915,000

Sold Date

09-Dec-21

Distance

0.26km



**472 WARRANDYTE ROAD
LANGWARRIN SOUTH VIC 3911**

3 1 2

Sold Price

^{RS} **\$890,000**

Sold Date

29-Apr-22

Distance

0.58km



**8 ST KILDA STREET BAXTER VIC
3911**

3 2 2

Sold Price

\$920,000

Sold Date

11-Feb-22

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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