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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

44 Toorak Avenue Baxter VIC 3911

 3  2  1

Indicative Selling Price

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

Range between \$585,000 & \$640,000

Median Sale Price

\$530,000 Houses in Baxter between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

	6 St Kilda Street Baxter VIC 3911	Sold Price	\$550,000	Sold Date	27-Sep-18
 3  1  3				Distance	0.26km
	8 Toorak Avenue Baxter VIC 3911	Sold Price	^{RS} \$610,000	Sold Date	05-Feb-19
 3  1  2				Distance	0.4km
	3 Ibis Court Baxter VIC 3911	Sold Price	^{RS} \$562,500	Sold Date	12-Feb-19
 3  1  2				Distance	1.91km

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

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