

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 21 Toorak Avenue Baxter VIC 3911

Indicative selling price

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

range between \$590,000 & \$640,000

Median sale price

Median price \$481,000 *House X Suburb Baxter

Period - From October 2016 to September 2017 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 six 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
3 Toorak Avenue, Baxter	\$586,002	27 th May 17
360 Golf Links Road Baxter	\$612,500	22 Aug 17
45 Toorak Avenue Baxter	\$635,900	15 Aug 17