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<br>Including suburb and postcode | 5 EATON PLACE 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 | $699,950 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $695,000 | Property type | House | Suburb | Baxter |
| Period-from | 01 Jun 2022 | to | 31 May 2023 | 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 |
|---|---|---|
| 19 SAGES ROAD BAXTER VIC 3911 | 629370 | 01-May-23 |
| 5 ACORN WAY BAXTER VIC 3911 | 695000 | 06-Feb-23 |
| | | |

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.

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**19 SAGES ROAD BAXTER VIC 3911** Sold Price **629370** Sold Date **01-May-23**

3 1 1 Distance **0.92km**



**5 ACORN WAY BAXTER VIC 3911** Sold Price **695000** Sold Date **06-Feb-23**

3 2 2 Distance **0.5km**

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

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