

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

9 Toorak Avenue 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Baxter

Period-from

01 Jun 2020

to

31 May 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

178 Baxter-Tooradin Road Baxter VIC 3911	\$720,000	06-May-21
19 Station Crescent Baxter VIC 3911	\$700,000	24-Feb-21
20 Jacaranda Drive Baxter VIC 3911	\$799,000	03-Jun-21

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: 17 June 2021



178 Baxter-Tooradin Road Baxter VIC 3911

3 2 2

Sold Price

^{RS} **\$720,000**

Sold Date **06-May-21**

Distance **0.26km**



19 Station Crescent Baxter VIC 3911

3 1 2

Sold Price

\$700,000

Sold Date **24-Feb-21**

Distance **1.54km**



20 Jacaranda Drive Baxter VIC 3911

3 2 2

Sold Price

^{RS} **\$799,000** ^{UN}

Sold Date **03-Jun-21**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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