

Statement of Information
**Internet advertising for single residential property
located within or outside the Melbourne metropolitan
area**

Sections 47AF of the *Estate Agents Act 1980*

23 Austral Crescent, Baxter

Indicative selling price

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

Single price \$ or range between \$400,000 & \$440,000

Median sale price

Median price \$498,000 House yes | Suburb or locality Baxter
Period - From 01.01.2017 to 07.08.2017 Source Price Finder

Comparable property sales

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
1. 25 Sages Road, Baxter VIC 3911	\$410,000	04.04.2017
2. 9 Station Crescent, Baxter VIC 3911	\$300,000	17.05.2017
3. 4 Geza Court, Baxter VIC 3911	\$481,000	12.02.2017