

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

3 Teal Place, Baxter Vic 3911

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$720,000 Property Type House Suburb Baxter

Period - From 01/04/2021 to 31/03/2022 Source REIV

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
1	5 Hayles Mews BAXTER 3911	\$810,000	08/02/2022
2	10 Harold Ct BAXTER 3911	\$771,000	21/04/2022
3	3 Lemongrass Ct BAXTER 3911	\$750,000	21/04/2022

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 six months.~~

This Statement of Information was prepared on:

16/05/2022 10:40



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Property Type: House
Land Size: 535 sqm approx
Agent Comments

Indicative Selling Price
 \$730,000 - \$800,000
Median House Price
 Year ending March 2022: \$720,000

Comparable Properties



5 Hayles Mews BAXTER 3911 (VG)

Agent Comments

 3
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Price: \$810,000
Method: Sale
Date: 08/02/2022
Property Type: House (Res)
Land Size: 673 sqm approx



10 Harold Ct BAXTER 3911 (REI)

Agent Comments

 3
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Price: \$771,000
Method: Private Sale
Date: 21/04/2022
Property Type: House



3 Lemongrass Ct BAXTER 3911 (REI)

Agent Comments

 3
  2
  2

Price: \$750,000
Method: Private Sale
Date: 21/04/2022
Property Type: House
Land Size: 581 sqm approx

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