

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

13 Baxter Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,265,000

Property Type

House

Suburb

Eltham

Period - From

01/10/2023

to

31/12/2023

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 | 11 Porter St ELTHAM 3095 | \$1,046,500 | 04/11/2023 |
| 2 | 80 Bible St ELTHAM 3095 | \$975,000 | 02/03/2024 |
| 3 | 156 Rattray Rd MONTMORENCY 3094 | \$965,000 | 08/11/2023 |

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:

07/03/2024 11:53



3 1 2

Property Type: House
Land Size: 903 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000
Median House Price
 December quarter 2023: \$1,265,000

Comparable Properties



11 Porter St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$1,046,500
Method: Auction Sale
Date: 04/11/2023
Property Type: House (Res)
Land Size: 875 sqm approx



80 Bible St ELTHAM 3095 (REI)

Agent Comments

3 2 3

Price: \$975,000
Method: Private Sale
Date: 02/03/2024
Property Type: House
Land Size: 864 sqm approx



156 Rattray Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

4 1 1

Price: \$965,000
Method: Private Sale
Date: 08/11/2023
Property Type: House
Land Size: 921 sqm approx

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