

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

12 Olstead Drive 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Baxter

Period-from

01 Sep 2020

to

31 Aug 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

1 Drayton Court Baxter VIC 3911	\$780,000	26-Jul-21
22 Olstead Drive Baxter VIC 3911	\$724,000	04-May-21
20 Jacaranda Drive Baxter VIC 3911	\$799,000	24-May-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: 07 September 2021



1 Drayton Court Baxter VIC 3911

Sold Price

\$780,000

Sold Date

26-Jul-21

3

2

1

Distance

0.11km

Notes from your agent

New and recent renovation
comparable land
extra bathroom
-1 car space



22 Olstead Drive Baxter VIC 3911

Sold Price

\$724,000

Sold Date

04-May-21

3

2

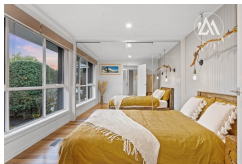
2

Distance

0.13km

Notes from your agent

Larger land
Extra bathroom
Condition unknown
Sold off market



20 Jacaranda Drive Baxter VIC 3911

Sold Price

\$799,000

Sold Date

24-May-21

3

2

2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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