

## 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

23 Austral Crescent Baxter VIC 3911

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$705,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Baxter

Period-from

01 Aug 2020

to

31 Jul 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

22 Olstead Drive Baxter VIC 3911	\$724,000	04-May-21
178 Baxter-Tooradin Road Baxter VIC 3911	\$720,000	22-Apr-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: 31 August 2021

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**22 Olstead Drive Baxter VIC 3911**

Sold Price

**\$724,000**

Sold Date

**04-May-21**

 3  2  2

Distance

**0.65km**



**178 Baxter-Tooradin Road Baxter VIC 3911**

Sold Price

**\$720,000**

Sold Date

**22-Apr-21**

 3  2  2

Distance

**2.66km**

RS = Recent sale

UN = Undisclosed Sale

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