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	10 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	$630,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	House	Suburb	Baxter
Period-from	01 Apr 2024	to	31 Mar 2025	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.

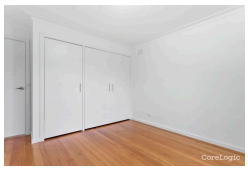
Address of comparable property	Price	Date of sale
7 HERON CLOSE BAXTER VIC 3911	$670,000	04-Feb-25
2B RONA COURT BAXTER VIC 3911	$662,500	23-Mar-25
1 GEZA COURT BAXTER VIC 3911	$730,000	17-Feb-25

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: 03 April 2025

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7 HERON CLOSE BAXTER VIC 3911 Sold Price **$670,000** Sold Date **04-Feb-25**

3 1 - Distance **0.4km**



2B RONA COURT BAXTER VIC 3911 Sold Price RS **$662,500** Sold Date **23-Mar-25**

3 1 1 Distance **0.75km**



1 GEZA COURT BAXTER VIC 3911 Sold Price RS **$730,000** Sold Date **17-Feb-25**

3 1 - Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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