

## 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 Olstead Drive, Baxter Vic 3911

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$520,000

&

\$560,000

#### Median sale price

Median price

\$535,000

House

X

Unit

Suburb

Baxter

Period - From

01/01/2017

to

31/12/2017

Source

REIV

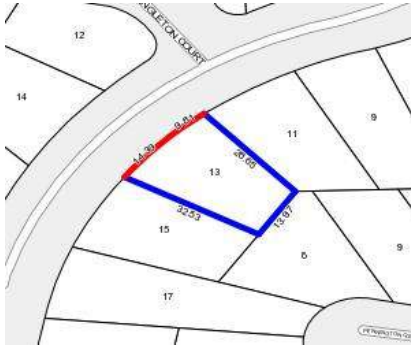
#### Comparable property sales (\*Delete A or B below as applicable)

- 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	10 Teal PI BAXTER 3911	\$536,000	12/04/2017
2	41 Stornoway Dr BAXTER 3911	\$535,000	07/10/2017
3	2 Box Ct BAXTER 3911	\$530,000	14/07/2017

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.



**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 591 sqm approx

**Indicative Selling Price**

\$520,000 - \$560,000

**Median House Price**

Year ending December 2017: \$535,000

## Comparable Properties



**10 Teal PI BAXTER 3911 (REI/VG)**



**Price:** \$536,000  
**Method:** Private Sale  
**Date:** 12/04/2017

**Property Type:** House  
**Land Size:** 551 sqm approx



**41 Stornoway Dr BAXTER 3911 (REI)**



**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 07/10/2017

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 626 sqm approx



**2 Box Ct BAXTER 3911 (REI/VG)**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 14/07/2017

**Property Type:** House  
**Land Size:** 606 sqm approx