

### HOUSE Offered for Sale

8 Olstead Drive Baxter VIC 3911

 3  1  1

### Indicative Selling Price

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

Range between \$460,000 & \$480,000

### Median Sale Price

\$540,250 Houses in Baxter between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**2 Olstead Drive Baxter VIC 3911**

Sold Price

**\$523,000**

Sold Date

**24-Aug-18**

 3  1  1

Distance

**0.06km**



**9 Crighton Court Baxter VIC 3911**

Sold Price

**\$515,000**

Sold Date

**26-May-18**

 3  1  2

Distance

**0.23km**



**662 Frankston-Flinders Road  
Baxter VIC 3911**

Sold Price

**\$485,000**

Sold Date

**22-Jun-18**

 2  1  1

Distance

**0.47km**

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