

## 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

2 LEMONGRASS COURT BAXTER VIC 3911

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Baxter

Period-from

01 Aug 2022

to

31 Jul 2023

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 OLSTEAD DRIVE BAXTER VIC 3911 | \$655,000 | 17-Apr-23 |
| 5 ACORN WAY BAXTER VIC 3911     | \$695,000 | 06-Feb-23 |
| 5 EATON PLACE BAXTER VIC 3911   | \$690,000 | 04-Jul-23 |

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: 02 August 2023


**1 OLSTEAD DRIVE BAXTER VIC 3911**

Sold Price

**\$655,000**

Sold Date

**17-Apr-23**
 3

 1

 2

Distance

**0.93km**

**5 ACORN WAY BAXTER VIC 3911**

Sold Price

**\$695,000**

Sold Date

**06-Feb-23**
 3

 2

 2

Distance

**1.22km**

**5 EATON PLACE BAXTER VIC 3911**

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**04-Jul-23**
 3

 1

 2

Distance

**0.96km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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