

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

521 Mt Dandenong Tourist Road Olinda VIC 3788

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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

*House

X

*Unit

Suburb

Olinda

Period-from

01 Jul 2018

to

30 Jun 2019

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

519 Mt Dandenong Tourist Road Olinda VIC 3788	\$805,000	14-Mar-19
450 Mt Dandenong Tourist Road Olinda VIC 3788	\$790,000	03-Apr-19
31 The Crescent Sassafras VIC 3787	\$845,000	23-Apr-19

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.~~

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**519 Mt Dandenong Tourist Road
Olinda VIC 3788**

4
 2
 2

Sold Price **\$805,000** Sold Date **14-Mar-19**

Distance **0.06km**



**450 Mt Dandenong Tourist Road
Olinda VIC 3788**

4
 2
 1

Sold Price **\$790,000** Sold Date **03-Apr-19**

Distance **0.75km**



31 The Crescent Sassafras VIC 3787

3
 1
 1

Sold Price ^{RS} **\$845,000** Sold Date **23-Apr-19**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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