

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

5/5 Olive Grove Mentone VIC 3194

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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Mentone

Period-from

01 Feb 2021

to

31 Jan 2022

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

6/26 Olive Grove Parkdale VIC 3195	\$605,000	06-Nov-21
15/6-8 Olive Grove Parkdale VIC 3195	\$550,000	13-Oct-21
3/5 Olive Grove Mentone VIC 3194	\$497,000	21-Oct-20

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: 28 February 2022



6/26 Olive Grove Parkdale VIC 3195 Sold Price

\$605,000 Sold Date 06-Nov-21

2 1 1

Distance 0.17km



15/6-8 Olive Grove Parkdale VIC 3195

Sold Price

\$550,000 Sold Date 13-Oct-21

2 1 1

Distance 0.09km



3/5 Olive Grove Mentone VIC 3194 Sold Price

\$497,000 Sold Date 21-Oct-20

2 1 1

Distance 0.02km

RS = Recent sale

UN = Undisclosed Sale

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