

## 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

646 Basin-Olinda Road Olinda VIC 3788

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Olinda

Period-from

01 Mar 2020

to

28 Feb 2021

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

16 Oakley Street Mount Dandenong VIC 3767	\$765,000	01-Jan-21
5 Bella Vista Crescent Olinda VIC 3788	\$765,000	21-Dec-20
358 Mt Dandenong Tourist Road Sassafra VIC 3787	\$770,000	02-Dec-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: 17 March 2021



16 Oakley Street Mount Dandenong VIC 3767

Sold Price

\$765,000

Sold Date

01-Jan-21

3

1

1

Distance

0.62km



5 Bella Vista Crescent Olinda VIC 3788

Sold Price

<sup>RS</sup>\$765,000

Sold Date

21-Dec-20

3

1

1

Distance

1.2km



358 Mt Dandenong Tourist Road Sassafras VIC 3787

Sold Price

\$770,000

Sold Date

02-Dec-20

2

1

2

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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