

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 HAROLD STREET 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

\$925,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,081,500

Property type

House

Suburb

Olinda

Period-from

01 Jul 2021

to

30 Jun 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

20 EVEREST CRESCENT OLINDA VIC 3788	\$997,000	03-Mar-22
9 YVONNE ROAD MOUNT DANDENONG VIC 3767	\$956,000	23-Mar-22

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: 26 July 2022



**20 EVEREST CRESCENT OLINDA
VIC 3788**

 3  2  1

Sold Price **\$997,000** Sold Date **03-Mar-22**

Distance **0.42km**



**9 YVONNE ROAD MOUNT
DANDENONG VIC 3767**

 4  2  2

Sold Price **\$956,000** Sold Date **23-Mar-22**

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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