

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

42 RANGE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,750

Property type

House

Suburb

Olinda

Period-from

01 Oct 2022

to

30 Sep 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

1412-1414 MT DANDENONG TOURIST ROAD MOUNT DANDENONG VIC 3767	\$750,000	11-Jul-23
20 CAMPBELL AVENUE MOUNT DANDENONG VIC 3767	\$742,500	19-Feb-23
25 YARRABEE ROAD MOUNT DANDENONG VIC 3767	\$702,500	28-Jan-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: 18 October 2023


**1412-1414 MT DANDENONG
TOURIST ROAD MOUNT
DANDENONG VIC 3767**
 2  1  -

Sold Price

\$750,000

Sold Date

11-Jul-23

Distance

2.46km

**20 CAMPBELL AVENUE MOUNT
DANDENONG VIC 3767**
 2  1  1

Sold Price

\$742,500

Sold Date

19-Feb-23

Distance

1.59km

**25 YARRABEE ROAD MOUNT
DANDENONG VIC 3767**
 2  1  1

Sold Price

\$702,500

Sold Date

28-Jan-23

Distance

2.35km

**6 SUNNYSIDE AVENUE KALLISTA
VIC 3791**
 2  1  -

Sold Price

\$742,500

Sold Date

13-Mar-23

Distance

2.6km

**11 MT PLEASANT ROAD MONBULK
VIC 3793**
 2  1  1

Sold Price

\$708,000

Sold Date

01-Apr-23

Distance

4.69km

RS = Recent sale

UN = Undisclosed Sale

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