

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

Olio Estate, Frit Lane, Office, VIC, 3809

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 214, 215, 219 3 bed, 2 bath, 2 car	\$*	Or range between	\$*545,000	&	\$612,000
Lot 216, 217, 218 2 bed, 2 bath, 1 car	\$*479,000	Or range between	\$*	&	\$
Lot 220 3 bed, 2 bath, 1 car	\$*550,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$ N/A

Suburb

Officer

Period - From

Oct 2022

To

Dec 2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 214, 215, 219 3 bed, 2 bath, 2 car \$545,000 - \$612,000	2 Topal Drive, Officer	\$530,000	April 2023
	2 Anakin Walk, Officer	\$567,000	March 2023
	4A Whiteside Road, Officer	\$660,000	Feb 2023

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 216, 217, 218 2 bed, 2 bath, 1 car \$479,000	4 Koba Way, Officer	\$515,000	Jan 2023
	23 Tragore Walk, Officer	\$510,000	Feb 2023
	Lot 206 Frit Lane, Officer	\$479,000	March 2023

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 220 3 bed, 2 bath, 1 car \$550,000	B*		
	B*		
	B*		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

6/04/2023