

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

65 Olinda Monbulk Road, Olinda Vic 3788

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,150,000

&

\$1,265,000

Median sale price

Median price

\$951,000

Property Type

House

Suburb

Olinda

Period - From

13/05/2020

to

12/05/2021

Source

REIV

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 six 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
1	9 Vista St OLINDA 3788	\$1,365,000	28/03/2021
2	217 Ridge Rd MOUNT DANDENONG 3767	\$1,065,000	28/01/2021
3	20 Olinda Monbulk Rd OLINDA 3788	\$1,050,000	21/01/2021

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 six months.~~

This Statement of Information was prepared on:

13/05/2021 18:16

65 Olinda Monbulk Road, Olinda Vic 3788



3 2 2

Rooms: 11
Property Type: House
Land Size: 1192 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
13/05/2020 - 12/05/2021: \$951,000

Comparable Properties



9 Vista St OLINDA 3788 (REI)

Agent Comments

3 2 -

Price: \$1,365,000
Method: Private Sale
Date: 28/03/2021
Property Type: House
Land Size: 1983 sqm approx



217 Ridge Rd MOUNT DANDENONG 3767 (REI)

Agent Comments

4 2 4

Price: \$1,065,000
Method: Private Sale
Date: 28/01/2021
Property Type: House
Land Size: 1095 sqm approx



20 Olinda Monbulk Rd OLINDA 3788 (REI)

Agent Comments

3 2 4

Price: \$1,050,000
Method: Private Sale
Date: 21/01/2021
Property Type: House
Land Size: 1016 sqm approx

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