

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

8 IDA GROVE 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

\$1,240,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Olinda

Period-from

01 Feb 2024

to

31 Jan 2025

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

128 OLINDA-MONBULK ROAD OLINDA VIC 3788	\$1,145,000	23-Nov-24
139 OLINDA-MONBULK ROAD OLINDA VIC 3788	\$1,132,000	09-Nov-24
10 WARWICK FARM ROAD OLINDA VIC 3788	\$1,275,000	22-Nov-24

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: 13 February 2025

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**128 OLINDA-MONBULK ROAD
OLINDA VIC 3788**

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Sold Price **\$1,145,000** Sold Date **23-Nov-24**Distance **0.14km****139 OLINDA-MONBULK ROAD
OLINDA VIC 3788**

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Sold Price **\$1,132,000** Sold Date **09-Nov-24**Distance **0.44km****10 WARWICK FARM ROAD OLINDA
VIC 3788**

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Sold Price **\$1,275,000** Sold Date **22-Nov-24**Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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