

## 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

106 Olinda-Monbulk Road Olinda VIC 3788

### Indicative selling price

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

Single Price

or range  
between

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$769,000

Property type

House

Suburb

Olinda

Period-from

01 Jan 2019

to

31 Dec 2019

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

10 Laurel Court Olinda VIC 3788	\$815,000	26-Nov-19
20 Mernda Road Olinda VIC 3788	\$815,000	01-Oct-19
8A Colehurst Crescent Sassafras VIC 3787	\$795,000	31-Oct-19

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: 28 January 2020



10 Laurel Court Olinda VIC 3788

Sold Price

<sup>RS</sup> \$815,000 Sold Date 26-Nov-19

5 2 2

Distance 1.19km



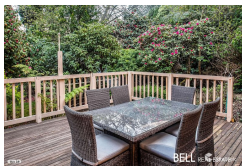
20 Mernda Road Olinda VIC 3788

Sold Price

\$815,000 Sold Date 01-Oct-19

2 1 1

Distance 1.36km



8A Colehurst Crescent Sassafras  
VIC 3787

Sold Price

\$795,000 Sold Date 31-Oct-19

3 2 2

Distance 1.44km

RS = Recent sale

UN = Undisclosed Sale

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