

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 425 Olsens Road, Poowong, VIC 3988

Indicative selling price

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

Price Range

\$950,000

&

\$995,000

Median sale price

Median price

\$647,000

Property Type

House

Suburb

Poowong (3988)

Period - From

01/01/2023

to

31/12/2023

Source

pricefinder

Comparable property sales

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
1460 KORUMBURRA-WARRAGUL ROAD, STRZELECKI VIC 3950	\$940,000	14/02/2023
2050 DROUIN-KORUMBURRA ROAD, POOWONG VIC 3988	\$1,200,000	03/10/2022
1340 KORUMBURRA-WARRAGUL ROAD, RANCEBY VIC 3951	\$1,040,000	04/05/2023

This Statement of Information was prepared on: 09/01/2024