

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

3 Vista Street 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Olinda

Period-from

01 Nov 2018

to

31 Oct 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

5 Yarilla Road Sassafras VIC 3787	\$670,000	24-Sep-19
5 Stanley Street Olinda VIC 3788	\$700,000	13-Aug-19
5 Silvan View Street Kalorama VIC 3766	\$700,000	04-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: 22 November 2019



5 Yarilla Road Sassafras VIC 3787

Sold Price

\$670,000

Sold Date

24-Sep-19

-
 1
 1

Distance

1.42km



5 Stanley Street Olinda VIC 3788

Sold Price

\$700,000

Sold Date

13-Aug-19

3
 2
 2

Distance

1.86km



5 Silvan View Street Kalorama VIC 3766

Sold Price

^{RS}**\$700,000**

Sold Date

04-Oct-19

4
 1
 2

Distance

4.36km

RS = Recent sale

UN = Undisclosed Sale

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