

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

519 Mt Dandenong Tourist Road 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

*House

X

*Unit

Suburb

Olinda

Period-from

01 Feb 2018

to

31 Jan 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 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

500 Mt Dandenong Tourist Road Olinda VIC 3788	\$840,000	19-Oct-18
3 Nicholson Street Olinda VIC 3788	\$851,000	19-Oct-18
5 Wallaby Avenue Sassafras VIC 3787	\$811,500	21-Sep-18

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.~~

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500 Mt Dandenong Tourist Road Olinda VIC 3788

Sold Price **\$840,000** Sold Date **19-Oct-18**

5 3 4

Distance **0.17km**

3 Nicholson Street Olinda VIC 3788

Sold Price **\$851,000** Sold Date **19-Oct-18**

3 3 2

Distance **0.65km**



5 Wallaby Avenue Sassafras VIC 3787

Sold Price **\$811,500** Sold Date **21-Sep-18**

3 1 2

Distance **1.61km**

RS = Recent sale UN = Undisclosed Sale

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