

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

1A Upper Coonara 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,000

Property type

House

Suburb

Olinda

Period-from

01 May 2020

to

30 Apr 2021

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

20 Upper Coonara Road Olinda VIC 3788	\$940,000	05-Dec-20
27 Warwick Farm Road Olinda VIC 3788	\$900,000	14-Dec-20
497 Monbulk Road Monbulk VIC 3793	\$935,000	17-Nov-20

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: 10 May 2021



20 Upper Coonara Road Olinda VIC 3788

Sold Price

\$940,000

Sold Date

05-Dec-20

4

2

2

Distance

0.3km

27 Warwick Farm Road Olinda VIC 3788

Sold Price

\$900,000

Sold Date

14-Dec-20

4

2

2

Distance

1.78km

497 Monbulk Road Monbulk VIC 3793

Sold Price

\$935,000

Sold Date

17-Nov-20

4

2

2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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