

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

40 OLINDA-MONBULK 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

\$1,850,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Olinda

Period-from

01 Feb 2023

to

31 Jan 2024

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

| | | |
|---------------------------------------|-------------|-----------|
| 339 MACCLESFIELD ROAD SILVAN VIC 3795 | \$1,700,000 | 11-Nov-23 |
| 20 WOOLRICH ROAD OLINDA VIC 3788 | \$2,350,000 | 19-Dec-23 |
| 1-2 BRAE COURT SHERBROOKE VIC 3789 | \$2,750,000 | 28-Dec-23 |

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: 23 February 2024

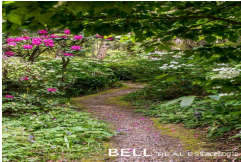
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339 MACCLESFIELD ROAD SILVAN VIC 3795 Sold Price ^{RS} **\$1,700,000** Sold Date **11-Nov-23**

 6  3  10

Distance **4.17km**



20 WOOLRICH ROAD OLINDA VIC 3788 Sold Price ^{RS} **\$2,350,000** Sold Date **19-Dec-23**

 7  6  2

Distance **0.84km**



1-2 BRAE COURT SHERBROOKE VIC 3789 Sold Price ^{RS} **\$2,750,000** Sold Date **28-Dec-23**

 12  7  3

Distance **2.54km**

RS = Recent sale UN = Undisclosed Sale

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