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	7 SKIPTON 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	$1,355,000	&	$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,170,000	Property type	House	Suburb	Olinda
Period-from	01 May 2021	to	30 Apr 2022	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
3 DRIFFIELD CRESCENT SASSAFRAS VIC 3787	$1,468,000	12-Jan-22
8 BREEN TERRACE FERNY CREEK VIC 3786	$1,450,000	01-Mar-22
63 ONE TREE HILL ROAD FERNY CREEK VIC 3786	$1,570,000	26-Jan-22

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: 05 May 2022

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3 DRIFFIELD CRESCENT SASSAFRAS VIC 3787

5 2 4

Sold Price RS **$1,468,000** Sold Date **12-Jan-22**

Distance **3.02km**



8 BREEN TERRACE FERNY CREEK VIC 3786

4 2 2

Sold Price RS **$1,450,000** Sold Date **01-Mar-22**

Distance **3.88km**



63 ONE TREE HILL ROAD FERNY CREEK VIC 3786

4 3 3

Sold Price **$1,570,000** Sold Date **26-Jan-22**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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