

# 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

30 Monash Avenue, Olinda Vic 3788

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$560,000 & \$610,000

### Median sale price

Median price \$745,000 \*House  \*Unit  Suburb Olinda

Period - From 16/03/2017 to 16/06/2017 Source REIV

### Comparable property sales

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
8 Nicholson Street, Olinda	\$595,000	2/06/2017
21 Sunset Avenue, Olinda	\$584,500	11/02/20017
16 Edith Court, Mount Dandenong	\$555,000	28/12/2016