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

53 Olympus Drive, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$1,280,000		&		\$1,400,000				
Median sale price									
Median price	\$1,360,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/07/2024	to	30/09/2024		So	urce	REIV		

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.

Ade	dress of comparable property	Price	Date of sale
1	25 Linton Av TEMPLESTOWE LOWER 3107	\$1,235,000	16/11/2024
2	14 Buller Tce TEMPLESTOWE LOWER 3107	\$1,330,000	11/09/2024
3	34 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,300,000	15/07/2024

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.

This Statement of Information was prepared on:

29/11/2024 16:09









Property Type: House Land Size: 623 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,400,000 Median House Price September quarter 2024: \$1,360,000

Comparable Properties

25 Linton Av TEMPLESTOWE LOWER 3107 (REI) 3 2 2 2 Price: \$1,235,000 Method: Auction Sale Date: 16/11/2024 Property Type: House (Res) Land Size: 652 sqm approx	Agent Comments
14 Buller Tce TEMPLESTOWE LOWER 3107 (REI/VG) 14 1 2 2 14 1 2 2 14 1 2 2 14 1 2 2 14 1 2 2 14 1 2 2 14 2 2	Agent Comments
34 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI/VG) Image: 1 style="text-align: center;">1 Image: 1 style="text-align: cent	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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