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

14 Olympus Drive, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,603,000	Pro	operty Type	Ηοι	ise		Suburb	Templestowe Lower
Period - From	01/01/2022	to	31/03/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	37 Finlayson St DONCASTER 3108	\$1,867,000	05/03/2022
2	17 Roseland Gr DONCASTER 3108	\$1,690,000	05/02/2022
3			

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:

23/05/2022 11:18



Harcourts



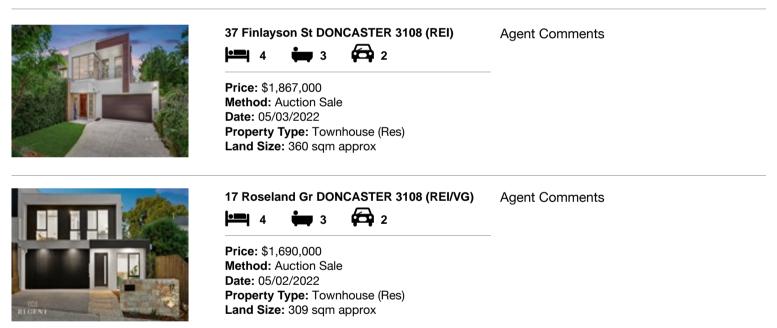


Property Type: House Agent Comments

Nima Goharpey 03 9842 8000 0425 727 441 nima.goharpey@harcourts.com.au

> Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price March quarter 2022: \$1,603,000

Comparable Properties



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.

Account - Harcourts Manningham | P: 03 9842 8000

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