

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 consumer.vic.gov.au/underquoting

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,603,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2022

to

31/03/2022

Source 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.~~

	Address 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



Property Type: House

Agent Comments

Comparable Properties



37 Finlayson St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,867,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Townhouse (Res)

Land Size: 360 sqm approx



17 Roseland Gr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,690,000

Method: Auction Sale

Date: 05/02/2022

Property Type: Townhouse (Res)

Land Size: 309 sqm approx

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.