

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

4/31 Oliver Road, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,765,000

Property Type House

Suburb Templestowe

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	10 Rubens PI TEMPLESTOWE 3106	\$1,360,000	28/02/2022
2	1/2 Beverly Hills Dr TEMPLESTOWE 3106	\$1,281,000	02/04/2022
3	37 Morello Ccl DONCASTER EAST 3109	\$1,174,000	12/02/2022

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:

31/05/2022 17:25



 4  2  2

Property Type: House
Land Size: 471 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2022: \$1,765,000

Comparable Properties



10 Rubens PI TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,360,000
Method: Private Sale
Date: 28/02/2022
Property Type: House (Res)
Land Size: 258 sqm approx



1/2 Beverly Hills Dr TEMPLESTOWE 3106 (REI) **Agent Comments**

 3  2  2

Price: \$1,281,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 328 sqm approx



37 Morello Ccl DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,174,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 253 sqm approx

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