

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

6 Olympus Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,375,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2022

to

30/06/2022

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	86 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,500,000	14/06/2022
2	6 Fairway Rd DONCASTER 3108	\$1,380,000	18/06/2022
3	2 Cecilie Ct DONCASTER 3108	\$1,300,000	25/06/2022

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:

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Todd Lucas
03 9842 8888
0401 941 210
tlucas@barryplant.com.au

Indicative Selling Price

\$1,495,000

Median House Price

June quarter 2022: \$1,375,000



 5  3  2

Property Type: House (Res)

Land Size: 777 sqm approx

Agent Comments

Comparable Properties



86 Macedon Rd TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 4  3  3

Price: \$1,500,000

Method: Private Sale

Date: 14/06/2022

Property Type: House

Land Size: 740 sqm approx



6 Fairway Rd DONCASTER 3108 (REI) Agent Comments

 4  2  2

Price: \$1,380,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 772 sqm approx



2 Cecilie Ct DONCASTER 3108 (REI) Agent Comments

 4  2  2

Price: \$1,300,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)

Land Size: 682 sqm approx