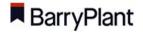
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered fo	or sale										
Inclu	Addres ding suburb ar postcoo	nd o, o i	5/31 Oliver Road, Templestowe Vic 3106									
Indica	tive selling p	orice										
For the	meaning of th	is price see	con	sumer.vic.go	ον.au/ι	underquo	ting					
Range	,150,000	000 &			\$1,265,000							
Media	n sale price											
Median price \$1,560,000		60,000	Property Type Hou			е	Subu		b Tei	Templestowe		
Period - From 01/07/2		7/2020	to	to 30/06/2021		Sc	ource	urce REIV				
Compa	arable prope	erty sales	(*De	lete A or B	belo	w as ap	plica	ble)				
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.												
Address of comparable property									Price		Date of sale	
1												
2												
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 St	atem	ent of Inform	nation	was nrer	nared	on. [10/00/00	001 10:44	









Property Type: House Agent Comments

Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price Year ending June 2021: \$1,560,000

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 - Barry Plant | P: 03 9842 8888



