

# 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 72 Olympus Drive, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,380,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2024 to 30/06/2024 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	27 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,335,000	27/07/2024
2	26 Melaleuca Av TEMPLESTOWE LOWER 3107	\$1,380,000	22/06/2024
3	9 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,220,000	24/05/2024

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: 19/08/2024 13:24



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**Property Type:** House  
**Land Size:** 651 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 June quarter 2024: \$1,380,000

## Comparable Properties



27 Gidgee Av TEMPLESTOWE LOWER 3107 (REI) [Agent Comments](#)

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**Price:** \$1,335,000  
**Method:** Auction Sale  
**Date:** 27/07/2024  
**Property Type:** House (Res)  
**Land Size:** 678 sqm approx



26 Melaleuca Av TEMPLESTOWE LOWER 3107 (REI) [Agent Comments](#)

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**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx



9 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI/VG) [Agent Comments](#)

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**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 24/05/2024  
**Property Type:** House  
**Land Size:** 645 sqm approx

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