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 | 30 Olympus Drive, Templestowe Lower Vic 3107 |
|----------------------|----------------------------------------------|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,250,000 | & | \$1,350,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,445,000 | Pro | perty Type | House | | Suburb | Templestowe Lower |
|---------------|-------------|-----|------------|-------|--------|--------|-------------------|
| Period - From | 01/04/2021 | to | 30/06/2021 | | 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

| 1 | 19 Menarra St DONCASTER 3108 | \$1,345,000 | 17/06/2021 |
|---|------------------------------|-------------|------------|
| 2 | 5 Sharon St DONCASTER 3108 | \$1,250,000 | 02/06/2021 |
| 3 | 51 Wilsons Rd DONCASTER 3108 | \$1,320,000 | 13/03/2021 |

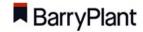
OR

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: | 20/07/2021 14:02 |
|------------------------------------------------|------------------|



Date of sale











Property Type: House (Res) Land Size: 798 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price**

June quarter 2021: \$1,445,000

Comparable Properties



19 Menarra St DONCASTER 3108 (REI)





Price: \$1,345,000

Method: Sold Before Auction

Date: 17/06/2021

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments



5 Sharon St DONCASTER 3108 (REI)







Price: \$1,250,000

Method: Sold Before Auction

Date: 02/06/2021

Property Type: House (Res) Land Size: 722 sqm approx

Agent Comments



51 Wilsons Rd DONCASTER 3108 (REI/VG)





Price: \$1,320,000 Method: Auction Sale Date: 13/03/2021

Property Type: House (Res) Land Size: 725 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



