

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

33 Olympus Drive Templestowe Lower VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,267,500

Property type

House

Suburb

Templestowe Lower

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

5 Andromeda Way Templestowe Lower VIC 3107	\$1,470,000	14-Apr-21
2 Balsam Street Templestowe Lower VIC 3107	\$1,300,000	17-Jul-21
11 Alburnum Crescent Templestowe Lower VIC 3107	\$1,415,000	13-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 10 September 2021



**5 Andromeda Way Templestowe
Lower VIC 3107**

 4  2  2

Sold Price **\$1,470,000** Sold Date **14-Apr-21**

Distance **0.17km**



**2 Balsam Street Templestowe
Lower VIC 3107**

 4  2  2

Sold Price ^{RS} **\$1,300,000** Sold Date **17-Jul-21**

Distance **0.2km**



**11 Alburnum Crescent Templestowe
Lower VIC 3107**

 4  3  2

Sold Price **\$1,415,000** Sold Date **13-Mar-21**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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