

### 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

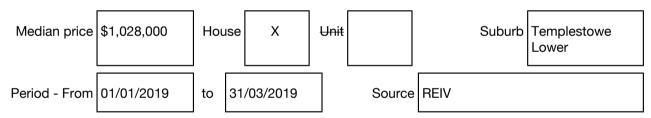
58 Olympus Drive, Templestowe Lower Vic 3107

#### Indicative selling price

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

Single price \$1,024,888

#### Median sale price



#### 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.

Ado	dress of comparable property	Price	Date of sale
1	19 Crawford Road, Templestowe Lower, Vic 3107, Australia	\$1,061,000	21/06/2019
2	7 Pecan Ct TEMPLESTOWE LOWER 3107	\$1,080,000	04/06/2019
3	8 Maralee PI DONCASTER 3108	\$997,000	22/06/2019

#### 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.

#### Account - Philip Webb

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 653 sqm approx Agent Comments Indicative Selling Price \$1,024,888 Median House Price March quarter 2019: \$1,028,000

## **Comparable Properties**

	19 Crawford Road, Templestowe Lower, Vic 3107, Australia (REI)	Agent Comments
	<b>1 (1)</b> 3 <b>1 1</b>	
	Price: \$1,061,000 Method: Date: 21/06/2019	
	Rooms: - Property Type: House	
	7 Pecan Ct TEMPLESTOWE LOWER 3107 (REI)	Agent Comments
	Price: \$1,080,000 Method: Private Sale	
	Date: 04/06/2019 Rooms: -	
	Property Type: House (Res) Land Size: 672 sqm approx	
	8 Maralee PI DONCASTER 3108 (REI)	Agent Comments
	•== 3 • • • • 1 • • • • • • • • • • • • • •	
	Price: \$997,000 Method: Auction Sale Date: 22/06/2019 Rooms: 5	
The sumpli	Property Type: House (Res)	

Account - Philip Webb

REIV

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