

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

Median price \$1,028,000

House

X

Unit

Suburb

Templestowe
Lower

Period - From 01/01/2019

to

31/03/2019

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	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.



 3  2  2

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

 3  1  1

Price: \$1,061,000

Method:

Date: 21/06/2019

Rooms: -

Property Type: House

7 Pecan Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 3  2  2

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

Property Type: House (Res)