

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

21a Oliver Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Templestowe

Period - From 01/04/2023 to 30/06/2023 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 | 12 Clendon Ct TEMPLESTOWE 3106 | \$1,665,000 | 06/05/2023 |
| 2 | 8a Wynnewood Ct TEMPLESTOWE 3106 | \$1,600,000 | 18/08/2023 |
| 3 | | | |

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:

04/10/2023 16:40



4 3 2

Property Type: House (Res)
Land Size: 511 (approx) sqm
approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
June quarter 2023: \$1,800,000

Comparable Properties



12 Clendon Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments

5 3 2

Price: \$1,665,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 430 sqm approx



8a Wynnewood Ct TEMPLESTOWE 3106 (REI) Agent Comments

5 2 2

Price: \$1,600,000
Method: Sold Before Auction
Date: 18/08/2023
Property Type: House (Res)
Land Size: 557 sqm approx

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.

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