

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 26 Olympus Drive, Templestowe Lower Vic 3107

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 \$1,450,000 Property Type House Suburb Templestowe Lower

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	93 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,310,000	23/08/2023
2	22 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,261,000	30/09/2023
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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: 10/10/2023 11:16



Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



93 Macedon Rd TEMPLESTOWE LOWER 3107 Agent Comments
(REI)



Price: \$1,310,000

Method: Sold Before Auction

Date: 23/08/2023

Property Type: House (Res)

Land Size: 725 sqm approx



22 Olympus Dr TEMPLESTOWE LOWER 3107 Agent Comments
(REI)



Price: \$1,261,000

Method: Auction Sale

Date: 30/09/2023

Property Type: House (Res)

Land Size: 651 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.