Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Rae Street, Templestowe Lower Vic 3107

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|-------------|-----|--------------------|--|-------------|------|--------|-------------------|--|--|
| Range betweer | \$1,300,000 | | & | | \$1,420,000 | | | | | |
| Median sale p | rice | | | | | | | | | |
| Median price | \$1,445,000 | Pro | Property Type Hous | | se | | Suburb | Templestowe Lower | | |
| Period - From | 01/04/2021 | to | 30/06/2021 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--|-------------|--------------|
| 1 | 20 Derreck Av BULLEEN 3105 | \$1,420,000 | 21/06/2021 |
| 2 | 10 Darrandaul Dr BULLEEN 3105 | \$1,360,000 | 10/07/2021 |
| 3 | 14 Alexander Cr TEMPLESTOWE LOWER 3107 | \$1,350,000 | 20/08/2021 |

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:

22/09/2021 14:15



21 Rae Street, Templestowe Lower Vic 3107

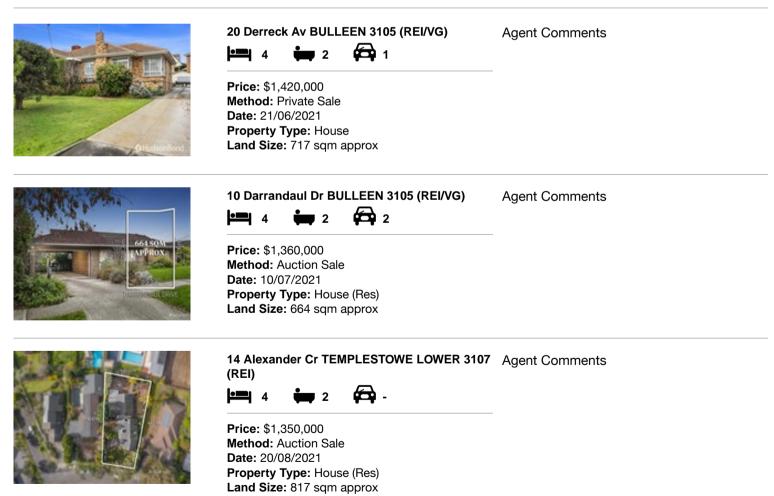






Property Type: House **Land Size:** 731 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,420,000 Median House Price June quarter 2021: \$1,445,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888





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