

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

51 MACEDON ROAD TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,374,500

Property type

House

Suburb

Templestowe Lower

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

4 BALSAM STREET TEMPLESTOWE LOWER VIC 3107	\$1,090,000	03-Sep-24
8 BRYSON GROVE TEMPLESTOWE LOWER VIC 3107	\$1,050,000	02-Sep-24
51 JACANA AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,040,000	17-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 05 December 2024



4 BALSAM STREET TEMPLESTOWE Sold Price ^{RS} **\$1,090,000** Sold Date **03-Sep-24**
LOWER VIC 3107

4 2 -

Distance **1.01km**



8 BRYSON GROVE TEMPLESTOWE Sold Price **\$1,050,000** Sold Date **02-Sep-24**
LOWER VIC 3107

3 1 2

Distance **0.76km**



51 JACANA AVENUE Sold Price **\$1,040,000** Sold Date **17-Aug-24**
TEMPLESTOWE LOWER VIC 3107

3 1 -

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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