

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

3 Alexander Crescent, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,391,000

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2022

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	46a Hodgson St TEMPLESTOWE LOWER 3107	\$1,468,000	21/04/2023
2	1/1 Harold St BULLEEN 3105	\$1,426,000	13/05/2023
3	2/138 Ayr St DONCASTER 3108	\$1,410,000	31/03/2023

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:

22/07/2023 16:12



3 Bedrooms 1 Bathroom 0 Car Spaces

Rooms: 4

Property Type: House (Res)

Land Size: 1070 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending June 2023: \$1,391,000

Comparable Properties



46a Hodgson St TEMPLESTOWE LOWER 3107 (REI) Agent Comments

3 Bedrooms 2 Bathrooms 1 Car Space

Price: \$1,468,000

Method: Private Sale

Date: 21/04/2023

Property Type: House

Land Size: 385 sqm approx



1/1 Harold St BULLEEN 3105 (REI)

Agent Comments

4 Bedrooms 2 Bathrooms 2 Car Spaces

Price: \$1,426,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Townhouse (Res)



2/138 Ayr St DONCASTER 3108 (REI/VG)

Agent Comments

4 Bedrooms 3 Bathrooms 2 Car Spaces

Price: \$1,410,000

Method: Sold Before Auction

Date: 31/03/2023

Property Type: Townhouse (Res)

Land Size: 232 sqm approx

Account - VICPROP