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 betwee	\$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,391,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/07/2022	to	30/06/2023		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	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









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 Agent Comments (REI)



Price: \$1,468,000 Method: Private Sale Date: 21/04/2023 Property Type: House Land Size: 385 sqm approx

1 4



Agent Comments



Price: \$1,426,000 Method: Auction Sale Date: 13/05/2023 Property Type: Townhouse (Res)

1/1 Harold St BULLEEN 3105 (REI)

2



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

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Price: \$1,410,000 Method: Sold Before Auction Date: 31/03/2023 Property Type: Townhouse (Res) Land Size: 232 sqm approx

Account - VICPROP



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