

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

10 Jacana Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,175,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 21/10/2023 to 20/10/2024 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	1/3-5 Omar St TEMPLESTOWE LOWER 3107	\$1,249,000	17/08/2024
2	2/6 Jacana Av TEMPLESTOWE LOWER 3107	\$1,032,500	17/08/2024
3	17 Gordons Rd TEMPLESTOWE LOWER 3107	\$1,176,000	27/07/2024

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:

21/10/2024 15:53

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Indicative Selling Price

\$1,190,000 - \$1,290,000

Median Townhouse Price

21/10/2023 - 20/10/2024: \$1,175,000



 3  2  2

Property Type: Townhouse

Land Size: 416 sqm approx

Agent Comments

Comparable Properties



1/3-5 Omar St TEMPLESTOWE LOWER 3107
(REI)

Agent Comments

 3  2  2

Price: \$1,249,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Townhouse (Res)

Land Size: 313 sqm approx



2/6 Jacana Av TEMPLESTOWE LOWER 3107
(REI)

Agent Comments

 3  2  2

Price: \$1,032,500

Method: Auction Sale

Date: 17/08/2024

Property Type: Townhouse (Res)



17 Gordons Rd TEMPLESTOWE LOWER 3107
(REI)

Agent Comments

 3  2  -

Price: \$1,176,000

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)