

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

27 Magnolia Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,410,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2021 to 31/12/2021 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	8 Margot Av DONCASTER 3108	\$1,350,000	03/02/2022
2	5 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,275,000	20/11/2021
3	48 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,250,000	20/11/2021

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:

26/02/2022 08:40



Property Type:
Divorce/Estate/Family Transfers
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2021: \$1,410,000

Comparable Properties



8 Margot Av DONCASTER 3108 (REI)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 03/02/2022
Property Type: House



5 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,275,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 683 sqm approx



48 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,250,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 643 sqm approx

Account - Philip Webb