

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

42 Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,290,000

&

\$1,390,000

Median sale price

Median price

\$1,180,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2020

to

31/03/2021

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	3 Richard St TEMPLESTOWE LOWER 3107	\$1,340,000	25/10/2020
2			
3			

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:

21/04/2021 09:27

Stephen Marsh

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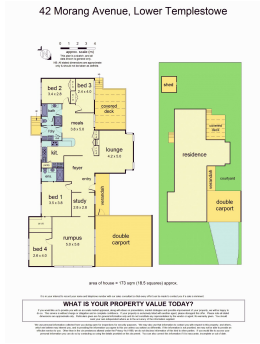
smarsh@woodards.com.au

Indicative Selling Price

\$1,290,000 - \$1,390,000

Median House Price

Year ending March 2021: \$1,180,000



4 2 2

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



3 Richard St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

6 3 2

Price: \$1,340,000

Method: Auction Sale

Date: 25/10/2020

Property Type: House (Res)

Land Size: 681 sqm approx

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.