

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

51 Romilly Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,690,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2022

to

30/09/2022

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	12 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,799,000	21/05/2022
2	57 Margot Av DONCASTER 3108	\$1,730,000	01/10/2022
3	24 Ballamore Cr DONCASTER 3108	\$1,670,000	10/09/2022

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:

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Indicative Selling Price

\$1,690,000

Median House Price

September quarter 2022: \$1,360,000



 5  3  2

Property Type: House (Res)

Land Size: 706 sqm approx

Agent Comments

Comparable Properties



12 Cambridge Wynd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  2

Price: \$1,799,000

Method: Auction Sale

Date: 21/05/2022

Property Type: House (Res)

Land Size: 726 sqm approx



57 Margot Av DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,730,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 525 sqm approx



24 Ballamore Cr DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,670,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 787 sqm approx