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	Pro	pperty Type H	ouse		Suburb	Templestowe Lower
Period - From	01/07/2022	to	30/09/2022	s	ource	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

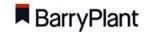
Add	dress of comparable property	Price	Date of sale
1	12 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,799,000	21/05/2022
2	57 Margot Av DONCASTER 3108	\$1,730,000	01/10/2022
3	24 Ballamore Cr DONCASTER 3108	\$1,670,000	10/09/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/10/2022 11:37





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> **Indicative Selling Price** \$1,690,000

Median House Price

September quarter 2022: \$1,360,000



Property Type: House (Res) Land Size: 706 sqm approx

Agent Comments

Comparable Properties



12 Cambridge Wynd TEMPLESTOWE LOWER

3107 (REI)

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)

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)

Price: \$1,670,000 Method: Auction Sale Date: 10/09/2022

Property Type: House (Res) Land Size: 787 sqm approx

Account - Barry Plant | P: 03 9842 8888







Agent Comments

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