

# 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

6 Rosa Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,499,000

### Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2023

to

30/06/2024

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	23 Westwood Dr BULLEEN 3105	\$1,550,000	19/06/2024
2	27 Walter St BULLEEN 3105	\$1,615,000	25/05/2024
3	4 Mcgahy St TEMPLESTOWE LOWER 3107	\$1,530,000	08/03/2024

**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:

15/08/2024 15:24



4 2 4

**Property Type:** House  
**Land Size:** 954 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,499,000

**Median House Price**

Year ending June 2024: \$1,400,000

## Comparable Properties



**23 Westwood Dr BULLEEN 3105 (REI)**

**Agent Comments**

4 3 7

**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 19/06/2024  
**Property Type:** House (Res)  
**Land Size:** 891 sqm approx



**27 Walter St BULLEEN 3105 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,615,000  
**Method:** Auction Sale  
**Date:** 25/05/2024  
**Property Type:** House (Res)  
**Land Size:** 825 sqm approx



**4 McGahy St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,530,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** House (Res)  
**Land Size:** 837 sqm approx

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**