

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

53 Fyfe Drive, Templestowe Lower

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$ 1,395,000

Median sale priceMedian price

\$1,360,000

Property type

House

Suburb

Templestowe Lower

Period - From

July 2022

to

Sept 2022

Source

REIV

Comparable property sales

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 9 Magnolia Drive, Templestowe Lower	\$ 1,475,000	21/5/2022
2 91 Macedon Road, Templestowe Lower	\$ 1,500,000	14/8/2022
3 11 Caroline Drive, Templestowe Lower	\$ 1,250,000	25/5/2022

This Statement of Information was prepared on:

4/11/2022

Comparable properties



\$1,475,000

9 Magnolia Drive, Templestowe Lower, Victoria

DATE: 21/5/2022

PROPERTY TYPE: HOUSE



4



2



2



663 sqm



\$1,500,000

91 Macedon Road, Templestowe Lower, Victoria

DATE: 14/8/2022

PROPERTY TYPE: HOUSE



5



2



2



733 sqm



\$1,250,000

11 Caroline Drive, Templestowe Lower, Victoria

DATE: 25/5/2022

PROPERTY TYPE: HOUSE



3



2



2



736 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee