

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

1 Kitson Crescent, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,603,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2022

to

31/03/2022

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	44 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,340,000	11/06/2022
2	16 Corroboree PI TEMPLESTOWE LOWER 3107	\$1,330,000	18/06/2022
3	10 Alburnum Cr TEMPLESTOWE LOWER 3107	\$1,235,000	23/04/2022

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:

21/06/2022 11:41



Property Type: House

Land Size: 637 sqm approx

Agent Comments

Comparable Properties



44 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,340,000

Method: Auction Sale

Date: 11/06/2022

Property Type: House (Res)

Land Size: 809 sqm approx



16 Corroboree PI TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,330,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 717 sqm approx



10 Alburnum Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,235,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)

Land Size: 656 sqm approx