

# 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

10 Lakeview Terrace, 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)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2023

to

31/12/2023

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	30 Glenda St DONCASTER 3108	\$1,390,000	23/02/2024
2	6 Riddell St TEMPLESTOWE LOWER 3107	\$1,350,000	12/03/2024
3	67 Morang Av TEMPLESTOWE LOWER 3107	\$1,335,000	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:

19/03/2024 09:00



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
December quarter 2023: \$1,360,000

## Comparable Properties



**30 Glenda St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,390,000  
**Method:** Sold Before Auction  
**Date:** 23/02/2024  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



**6 Riddell St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 12/03/2024  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx



**67 Morang Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,335,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** House  
**Land Size:** 664 sqm approx

**Account - Woodards** | P: 03 9842 1188 | F: 03 9842 1799