Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

1 7	
Address	29 Mincha Avenue, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price	\$1,360,000	Pro	perty Type	louse		Suburb	Templestowe Lower
Period - From	01/07/2024	to	30/09/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

		1 1100	Date of Sale
1	45 Rooney St TEMPLESTOWE LOWER 3107	\$1,220,000	20/06/2024
2			
3			

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.

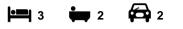
This Statement of Information was prepared on:	17/10/2024 09:58



Date of sale

RT Edgar





Property Type: House Land Size: 654 sqm approx **Agent Comments**

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** September quarter 2024: \$1,360,000

Agent Comments

Comparable Properties



45 Rooney St TEMPLESTOWE LOWER 3107 (REI/VG)

1 3

Price: \$1,220,000 Method: Private Sale Date: 20/06/2024

Property Type: House (Res) Land Size: 745 sqm approx

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.

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



