

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

112A Templestowe Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,900,000

&

\$2,000,000

Median sale price

Median price

\$1,371,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2023

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 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	10 Mangan St BULLEEN 3105	\$1,940,000	19/10/2024
2	10A Dingley St TEMPLESTOWE LOWER 3107	\$1,941,000	20/07/2024
3	12b Lincoln Dr BULLEEN 3105	\$1,950,000	01/06/2024

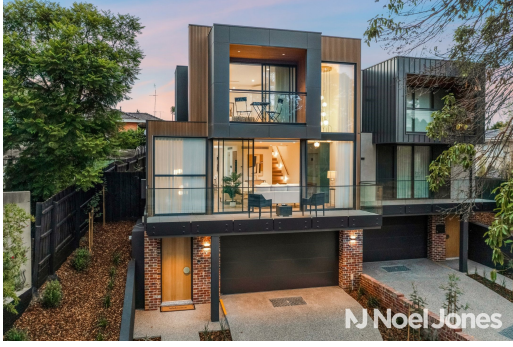
OR

~~**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:

20/11/2024 17:11

112A Templestowe Road, Templestowe Lower Vic 3107



 4  3  4

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

Year ending September 2024: \$1,371,000

Comparable Properties



10 Mangan St BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,940,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 604 sqm approx



10A Dingley St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,941,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Townhouse (Res)

Land Size: 378 sqm approx



12b Lincoln Dr BULLEEN 3105 (REI)

Agent Comments

 5  3  2

Price: \$1,950,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 421 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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