

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

62A Macedon Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$762,500 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2020 to 30/06/2020 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	33a Toulon Dr, Templestowe Lower, Vic 3107, Australia	\$1,078,000	20/05/2020
2	25a Burgundy Dr DONCASTER 3108	\$1,050,000	30/03/2020
3	19 Pinnacle Cr BULLEEN 3105	\$1,002,000	29/02/2020

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:

27/07/2020 11:45



Property Type: Townhouse

Land Size: 446 sqm approx

Agent Comments

Comparable Properties



33a Toulon Dr, Templestowe Lower, Vic 3107, Australia (REI) Agent Comments



Price: \$1,078,000

Method:

Date: 20/05/2020

Property Type: House



25a Burgundy Dr DONCASTER 3108 (REI) Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 30/03/2020

Rooms: 5

Property Type: House



19 Pinnacle Cr BULLEEN 3105 (REI) Agent Comments



Price: \$1,002,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 5

Property Type: House (Res)

Land Size: 326 sqm approx