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

166 Templestowe Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$880,000		&		\$968,000				
Median sale p	rice								
Median price	\$1,360,000	Prop	Property Type Ho		louse		Suburb	Templestowe Lower	
Period - From	01/07/2022	to 3	30/09/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	39 Nirvana Cr BULLEEN 3105	\$1,100,000	29/09/2022
2	47 Jacana Av TEMPLESTOWE LOWER 3107	\$1,080,000	19/09/2022
3	89 Hodgson St TEMPLESTOWE LOWER 3107	\$1,080,000	02/09/2022

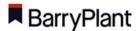
OR

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:

09/11/2022 16:32









Property Type: House Land Size: 678 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$968,000 Median House Price September quarter 2022: \$1,360,000

Comparable Properties

	39 Nirvana Cr BULLEEN 3105 (REI) 3 1 2 Price: \$1,100,000 Method: Private Sale Date: 29/09/2022 Property Type: House (Res) Land Size: 666 sqm approx	Agent Comments
	47 Jacana Av TEMPLESTOWE LOWER 3107 (REI) 4 3 4 1 Price: \$1,080,000 Method: Private Sale Date: 19/09/2022 Property Type: House Land Size: 726 sqm approx	Agent Comments
Starter wordt rus	89 Hodgson St TEMPLESTOWE LOWER 3107 (REI) 3 2 2 2 Price: \$1,080,000 Method: Private Sale Date: 02/09/2022 Property Type: House Land Size: 650 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



propertydata

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