

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$880,000

&

\$968,000

### Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2022

to

30/09/2022

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	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



 3  1  2

**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)**

**Agent Comments**

 3  1  2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 29/09/2022  
**Property Type:** House (Res)  
**Land Size:** 666 sqm approx



**47 Jacana Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  3  1

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 19/09/2022  
**Property Type:** House  
**Land Size:** 726 sqm approx



**89 Hodgson St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 02/09/2022  
**Property Type:** House  
**Land Size:** 650 sqm approx

**Account - Barry Plant | P: 03 9842 8888**