Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	33 Sinclair 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

\$2,200,000

Median sale price

Median price	\$1,411,000	Pro	perty Type	louse		Suburb	Templestowe Lower
Period - From	01/10/2021	to	31/12/2021		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.

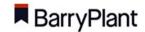
Address of comparable property		Price	Date of sale
1	1 Kiloran Ct TEMPLESTOWE 3106	\$2,046,000	05/11/2021
2			
3			

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:	01/03/2022 11:17









Rooms: 6

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price

December quarter 2021: \$1,411,000

Comparable Properties



1 Kiloran Ct TEMPLESTOWE 3106 (REI/VG)

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Price: \$2,046,000 **Method:** Private Sale **Date:** 05/11/2021

Property Type: House (Res) **Land Size:** 659 sqm approx

Agent Comments

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 - Barry Plant | P: 03 9842 8888



