

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

12 Millard Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,205,000

Property Type House

Suburb Templestowe Lower

Period - From 24/05/2020

to

23/05/2021

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

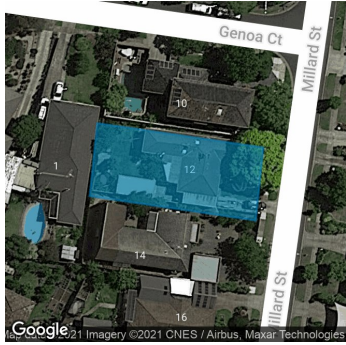
	Address of comparable property	Price	Date of sale
1	35 Jeffrey St TEMPLESTOWE LOWER 3107	\$2,166,000	19/03/2021
2	38 Killarney Rd TEMPLESTOWE LOWER 3107	\$2,020,000	15/05/2021
3	58 Jacana Av TEMPLESTOWE LOWER 3107	\$2,000,000	15/05/2021

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:

24/05/2021 17:02



Property Type: House (Previously Occupied - Detached)

Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

24/05/2020 - 23/05/2021: \$1,205,000

Comparable Properties



35 Jeffrey St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$2,166,000

Method: Private Sale

Date: 19/03/2021

Property Type: House (Res)

Land Size: 726 sqm approx



38 Killarney Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$2,020,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 627 sqm approx



58 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$2,000,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 753 sqm approx