

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

8 Janet Street Templestowe Lower VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

House

Suburb

Templestowe Lower

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

2 Mason Court Templestowe Lower VIC 3107	\$1,315,000	27-Mar-21
9 Sassafras Drive Templestowe Lower VIC 3107	\$1,260,000	27-Feb-21
28 Dellfield Drive Templestowe Lower VIC 3107	\$1,245,000	20-Mar-21

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 6 months.~~

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2 Mason Court Templestowe Lower VIC 3107

Sold Price

^{RS}
\$1,315,000

Sold Date

27-Mar-21


4



2



3

Distance

1.45km

9 Sassafras Drive Templestowe Lower VIC 3107

Sold Price

^{RS}
\$1,260,000

Sold Date

27-Feb-21


4



2



2

Distance

1.57km

28 Dellfield Drive Templestowe Lower VIC 3107

Sold Price

^{RS}
\$1,245,000

Sold Date

20-Mar-21


4



2



2

Distance

1.87km
RS = Recent sale

UN = Undisclosed Sale

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