

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

63 Feathertop Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,350,000

&

\$1,420,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2021

to

31/03/2021

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	8 Janet St TEMPLESTOWE LOWER 3107	\$1,438,000	16/05/2021
2	18 Wellington St TEMPLESTOWE LOWER 3107	\$1,410,000	12/02/2021
3	21 Montgomery PI BULLEEN 3105	\$1,315,000	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 12:39

63 Feathertop Avenue, Templestowe Lower Vic 3107

**Jellis
Craig**

Anthony Pittas

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Indicative Selling Price

\$1,350,000 - \$1,420,000

Median House Price

March quarter 2021: \$1,270,000



 4  2  2

Property Type: House

Land Size: 730 sqm approx

Agent Comments

Comparable Properties



8 Janet St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  2  4

Price: \$1,438,000

Method: Auction Sale

Date: 16/05/2021

Property Type: House (Res)



18 Wellington St TEMPLESTOWE LOWER 3107 **Agent Comments**
(REI)

 4  2  2

Price: \$1,410,000

Method: Private Sale

Date: 12/02/2021

Property Type: House (Res)

Land Size: 725 sqm approx



21 Montgomery PI BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,315,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 604 sqm approx

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