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

157 Swanston Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ı \$1,480,000		&		\$1,550,000				
Median sale price*									
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/05/2021	to	15/11/2021		So	urce	Property	/Data	

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.

Ade	dress of comparable property	Price	Date of sale
1	5 Lowan Av TEMPLESTOWE LOWER 3107	\$1,550,000	21/10/2021
2	43 Hodgson St TEMPLESTOWE LOWER 3107	\$1,550,000	18/08/2021
3	71 Sheahans Rd BULLEEN 3105	\$1,537,000	30/10/2021

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:

15/11/2021 11:05



♥ I C P R O P





Property Type: House (Res) Land Size: 653 sqm approx Agent Comments Indicative Selling Price \$1,480,000 - \$1,550,000 Median House Price * 01/05/2021 - 15/11/2021: \$1,550,000 * Agent calculated median

Comparable Properties



5 Lowan Av TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,550,000 Method: Sold Before Auction Date: 21/10/2021 Property Type: House (Res)



43 Hodgson St TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$1,550,000 Method: Sold Before Auction Date: 18/08/2021 Property Type: House (Res) Land Size: 795 sqm approx



propertydata

71 Sheahans Rd BULLEEN 3105 (REI)

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REI) Agent Comments

Agent Comments

Price: \$1,537,000 Method: Auction Sale Date: 30/10/2021 Property Type: House (Res) Land Size: 701 sqm approx

Account - VICPROP



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