

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 between

\$1,480,000

&

\$1,550,000

Median sale price*

Median price

\$1,550,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/05/2021

to

15/11/2021

Source

PropertyData

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	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



4 2 2

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)

Agent Comments

4 3 2

Price: \$1,550,000

Method: Sold Before Auction

Date: 21/10/2021

Property Type: House (Res)



43 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$1,550,000

Method: Sold Before Auction

Date: 18/08/2021

Property Type: House (Res)

Land Size: 795 sqm approx



71 Sheahans Rd BULLEEN 3105 (REI)

Agent Comments

4 2 4

Price: \$1,537,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 701 sqm approx

Account - VICPROP