

# 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

23 Caroline Drive, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,150,000

### Median sale price

Median price

\$1,603,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2022

to

31/03/2022

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 Apex Cr BULLEEN 3105                  | \$1,150,000 | 14/05/2022   |
| 2 | 32 Ardgowrie Ct TEMPLESTOWE LOWER 3107  | \$1,150,000 | 05/04/2022   |
| 3 | 318 Thompsons Rd TEMPLESTOWE LOWER 3107 | \$1,100,000 | 01/04/2022   |

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:

18/05/2022 09:59



**Property Type:** House

**Land Size:** 737 sqm approx

**Agent Comments**

## Comparable Properties



**8 Apex Cr BULLEEN 3105 (REI)**

**Agent Comments**



**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 14/05/2022

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**32 Ardgower Ct TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 05/04/2022

**Property Type:** House

**Land Size:** 873 sqm approx



**318 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 01/04/2022

**Property Type:** House (Res)

**Land Size:** 727 sqm approx