

## 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

4 BENAMBRA DRIVE TEMPLESTOWE LOWER VIC 3107

#### Indicative selling price

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

Single Price

\$1,295,000

or range  
between

&

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,401,000

Property type

House

Suburb

Templestowe Lower

Period-from

01 Nov 2022

to

31 Oct 2023

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

33 BOURKE STREET BULLEEN VIC 3105	1340000	07-Oct-23
13 BALMORAL AVENUE TEMPLESTOWE LOWER VIC 3107	1410000	29-Jul-23
46 BRYSON GROVE TEMPLESTOWE LOWER VIC 3107	1350000	16-Nov-23

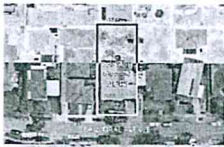
OR

**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.~~

This Statement of Information was prepared on: 24 November 2023



**33 BOURKE STREET BULLEEN VIC 3105** Sold Price <sup>RS</sup> **1340000** Sold Date **07-Oct-23**  
 3 2 2 Distance **1.69km**



**13 BALMORAL AVENUE** Sold Price <sup>RS</sup> **1410000** Sold Date **29-Jul-23**  
**TEMPLESTOWE LOWER VIC 3107**  
 3 2 2 Distance **0.5km**



**46 BRYSON GROVE** Sold Price <sup>RS</sup> **1350000** Sold Date **16-Nov-23**  
**TEMPLESTOWE LOWER VIC 3107**  
 3 2 1 Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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