

# 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 46 Marcus Road, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,375,000 Property Type House Suburb Templestowe Lower

Period - From 16/06/2022 to 15/06/2023 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	63 Harold St BULLEEN 3105	\$1,410,000	11/05/2023
2	8 Dumossa Av BULLEEN 3105	\$1,398,000	14/05/2023
3	5 Michael St TEMPLESTOWE LOWER 3107	\$1,388,000	12/05/2023

**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: 16/06/2023 15:11

Mitchal Towns  
0416 141 990  
mitchaltowns@theagency.com.au



3   1   2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
16/06/2022 - 15/06/2023: \$1,375,000

## Comparable Properties



**63 Harold St BULLEEN 3105 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,410,000  
**Method:** Sold Before Auction  
**Date:** 11/05/2023  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx



**8 Dumossa Av BULLEEN 3105 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,398,000  
**Method:** Auction Sale  
**Date:** 14/05/2023  
**Property Type:** House (Res)  
**Land Size:** 766 sqm approx



**5 Michael St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,388,000  
**Method:** Private Sale  
**Date:** 12/05/2023  
**Property Type:** House  
**Land Size:** 786 sqm approx

**Account - The Agency Port Phillip | P: 03 8578 0388**