

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

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



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



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



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



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