## 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

104A Macedon Road, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,750,000		&		\$1,925,000					
Median sale p	rice									
Median price	\$1,310,000	Pro	operty Type	Hou	ise		Suburb	Templestowe Lower		
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	11 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,570,000	08/02/2025
2	22 Philip Av DONCASTER 3108	\$1,802,000	16/11/2024
3	70a Rose Av TEMPLESTOWE LOWER 3107	\$1,715,000	20/09/2024

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:

28/02/2025 11:32









Property Type: House Land Size: 380 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,925,000 Median House Price December quarter 2024: \$1,310,000

# **Comparable Properties**



11 Jeffrey St TEMPLESTOWE LOWER 3107 (REI) 4 3 2 Price: \$1,570,000

Method: Auction Sale Date: 08/02/2025 Property Type: House (Res)

22 Philip Av DONCASTER 3108 (REI)

Agent Comments

Agent Comments

Price: \$1,802,000 Method: Auction Sale Date: 16/11/2024 Property Type: House (Res) Land Size: 421 sqm approx



70a Rose Av TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$1,715,000 Method: Private Sale Date: 20/09/2024 Property Type: House Land Size: 359 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



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