

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

30 Killarney Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$965,000 & \$1,060,000

Median sale price

Median price \$1,086,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2020 to 30/09/2020 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	55 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,050,000	19/08/2020
2	1 Potter Ct TEMPLESTOWE LOWER 3107	\$1,020,000	24/06/2020
3	26 Howitt Dr TEMPLESTOWE LOWER 3107	\$985,000	27/06/2020

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:

05/11/2020 12:18



Property Type: House

Land Size: 623 sqm approx

Agent Comments

Comparable Properties



55 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 19/08/2020

Property Type: House (Res)

Land Size: 682 sqm approx



1 Potter Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 24/06/2020

Rooms: 5

Property Type: House

Land Size: 718 sqm approx



26 Howitt Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$985,000

Method: Auction Sale

Date: 27/06/2020

Rooms: 5

Property Type: House (Res)

Land Size: 664 sqm approx