

# 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

67 Morang Avenue, 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)

Single price

\$1,350,000

### Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2023

to

31/12/2023

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	18 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,350,000	25/09/2023
2	4 Claremont La BULLEEN 3105	\$1,350,000	01/02/2024
3	42 Killarney Rd TEMPLESTOWE LOWER 3107	\$1,340,000	18/11/2023

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:

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4 1 2

Property Type: House  
Land Size: 646 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,350,000  
Median House Price  
Year ending December 2023: \$1,410,000

## Comparable Properties

18 Pentlowe Av TEMPLESTOWE LOWER 3107 (VG) Agent Comments

3 - -

Price: \$1,350,000  
Method: Sale  
Date: 25/09/2023  
Property Type: House (Res)  
Land Size: 648 sqm approx



4 Claremont La BULLEEN 3105 (REI) Agent Comments

4 2 2

Price: \$1,350,000  
Method: Auction Sale  
Date: 01/02/2024  
Property Type: House (Res)  
Land Size: 655 sqm approx



42 Killarney Rd TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

3 2 2

Price: \$1,340,000  
Method: Auction Sale  
Date: 18/11/2023  
Property Type: House (Res)  
Land Size: 627 sqm approx