Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

7 Morang Avenue, Templestowe Lower Vic 3107
67

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,410,	000 Pr	operty Type	House		Suburb	Templestowe Lower
Period - From 01/01/2	2023 to	31/12/2023	S	ource	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

	areas or comparable property	1 1100	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:	02/03/2024 17:27



Date of sale









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 Agent Comments

(VG) **-**3



Price: \$1,350,000 Method: Sale

Property Type: House (Res) Land Size: 648 sqm approx

Date: 25/09/2023



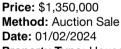
4 Claremont La BULLEEN 3105 (REI)







Agent Comments



Property Type: House (Res) Land Size: 655 sqm approx



42 Killarney Rd TEMPLESTOWE LOWER 3107 Agent Comments

(REI/VG)

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Price: \$1,340,000 Method: Auction Sale Date: 18/11/2023

Property Type: House (Res) Land Size: 627 sqm approx

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