

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

19A Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,315,000

Property Type

House

Suburb

Templestowe Lower

Period - From

06/10/2020

to

05/10/2021

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	3A Clauscen St TEMPLESTOWE LOWER 3107	\$1,503,000	21/04/2021
2	20 Ronald Av BULLEEN 3105	\$1,450,000	30/09/2021
3	9 Hotham St TEMPLESTOWE LOWER 3107	\$1,440,000	10/05/2021

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:

06/10/2021 10:05

19A Morang Avenue, Templestowe Lower Vic 3107



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
06/10/2020 - 05/10/2021: \$1,315,000

Comparable Properties



3A Clauscen St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$1,503,000
Method: Sold Before Auction
Date: 21/04/2021
Property Type: Townhouse (Res)
Land Size: 333 sqm approx



20 Ronald Av BULLEEN 3105 (REI)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 30/09/2021
Property Type: Townhouse (Single)



9 Hotham St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,440,000
Method: Sold Before Auction
Date: 10/05/2021
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 355 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.