## 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 betwee	\$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,315,000	Pro	operty Type	Hou	ise		Suburb	Templestowe Lower	
Period - From	06/10/2020	to	05/10/2021		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.

Ado	dress 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:

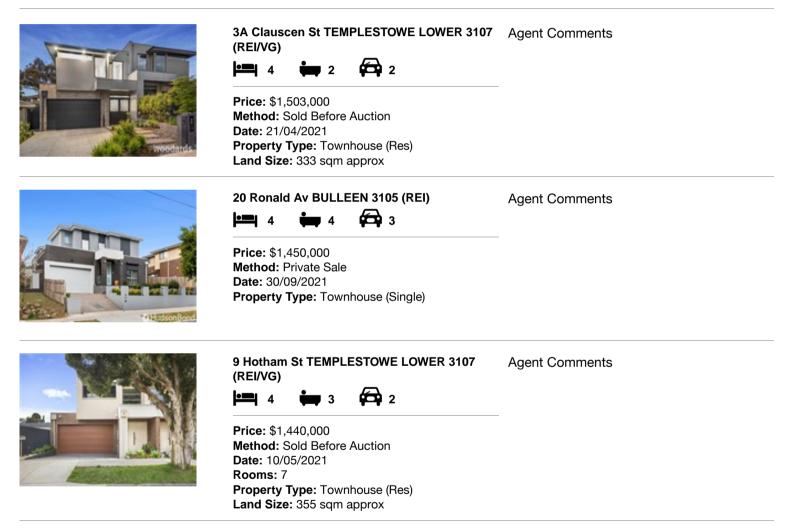
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**Property Type:** Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price 06/10/2020 - 05/10/2021: \$1,315,000

# **Comparable Properties**



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Propertydata

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