

## 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

3 Jacaranda Court, Templestowe Lower VIC 3107

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price 

\$1,100,000

**Median sale price**Median price 

\$1,200,000

 Property type 

House

 Suburb 

Templestowe Lower

Period - From 

Jan'20

 to 

March'20

 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. 34 Scarlet Ash Drive, Templestowe Lower	\$ 1,200,000	22/03/2020
2. 38 Magnolia Drive, Templestowe Lower	\$ 1,198,000	30/03/2020
3. 1 Trevatt Avenue, Templestowe Lower	\$ 1,125,000	25/03/2020

**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: 

12/05/2020

## Comparable properties



**\$1,200,000**

34 Scarlet Ash Drive, Templestowe Lower, Victoria

**DATE:** 22/03/2020

**PROPERTY TYPE:** House

 4   
  1  
 2   
 695 sqm x



**\$1,198,000**

38 Magnolia Drive, Templestowe Lower, Victoria

**DATE:** 30/03/2020

**PROPERTY TYPE:** House

 4   
  1  
 2   
 653 sqm



**\$1,125,000**

1 Trevatt Avenue, Templestowe Lower, Victoria

**DATE:** 25/03/2020

**PROPERTY TYPE:** House

 3   
  3  
 2   
 665 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
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