

# 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 58 Feathertop Avenue, Templestowe Lower, VIC 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,410,000 Property Type House Suburb Templestowe Lower (3107)

Period - From 01/02/2021 to 01/02/2022 Source Real Estate

### Comparable property sales

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
11 EUCALYPT AVENUE, TEMPLESTOWE LOWER VIC 3107	\$1,320,000	14/12/2021
26 SINCLAIR AVENUE, TEMPLESTOWE LOWER VIC 3107	\$1,320,000	21/12/2021
66 CHATSWORTH QUADRANT, TEMPLESTOWE LOWER VIC 3107	\$1,300,000	01/02/2022

This Statement of Information was prepared on: 22/02/2022