## 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	7 Cygnet Avenue, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,200,000 & \$1,250,000	Range between	\$1,200,000	&	\$1,250,000
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#### Median sale price

Median price	\$1,360,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	71 Hodgson St TEMPLESTOWE LOWER 3107	\$1,252,500	16/09/2023
2	5 Kitson Cr TEMPLESTOWE LOWER 3107	\$1,240,000	07/10/2023
3	6 Foote St TEMPLESTOWE LOWER 3107	\$1,125,000	31/10/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/03/2024 19:44





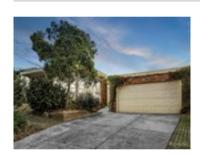




**Property Type:** House **Land Size:** 687 sqm approx Agent Comments

Indicative Selling Price \$1,200,000 - \$1,250,000 Median House Price December quarter 2023: \$1,360,000

## Comparable Properties



71 Hodgson St TEMPLESTOWE LOWER 3107

(REI/VG)

**4** 





**Price:** \$1,252,500 **Method:** Auction Sale **Date:** 16/09/2023

**Property Type:** House (Res) **Land Size:** 713 sqm approx

Agent Comments

5 Kitson Cr TEMPLESTOWE LOWER 3107 (REI/VG)

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Price: \$1,240,000

Method: Sold Before Auction

Date: 07/10/2023

Property Type: House (Res) Land Size: 656 sqm approx

**Agent Comments** 



6 Foote St TEMPLESTOWE LOWER 3107

(REI/VG)





Price: \$1,125,000

Method: Sold Before Auction

Date: 31/10/2023 Rooms: 6

Property Type: House Land Size: 857 sqm approx Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



