

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

4-bedroom, 4-bathroom, double car agraage brand new
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

\$2,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Templestowe Lower

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

| | | |
|--|-------------|-----------|
| 36A HAZEL DRIVE TEMPLESTOWE LOWER VIC 3107 | \$2,050,000 | 26-Apr-23 |
| 282A TEMPLESTOWE ROAD TEMPLESTOWE LOWER VIC 3107 | \$2,350,000 | 16-Apr-24 |
| | | |

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 6 months.

This Statement of Information was prepared on: 14 August 2024



**36A HAZEL DRIVE TEMPLESTOWE
LOWER VIC 3107**

 4  3  2

Sold Price

\$2,050,000

Sold Date

26-Apr-23

Distance

0.45km



**282A TEMPLESTOWE ROAD
TEMPLESTOWE LOWER VIC 3107**

 4  3  2

Sold Price

^{RS} **\$2,350,000** ^{UN}

Sold Date

16-Apr-24

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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