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

40 Eucalypt Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,300,000		&		\$1,400,000				
Median sale price									
Median price	\$1,450,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	28/03/2021	to	27/03/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	12 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,380,000	23/11/2021
2	6 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,350,000	16/02/2022
3	26 Sinclair Av TEMPLESTOWE LOWER 3107	\$1,320,000	21/12/2021

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:

28/03/2022 22:10



McGrath



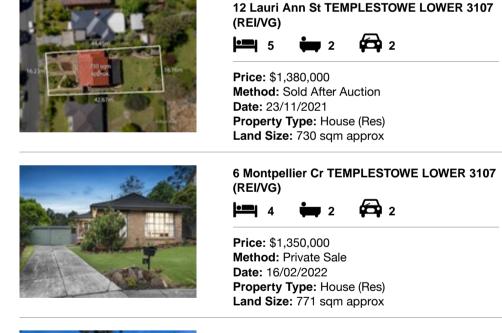


Property Type: House (Res) Land Size: 667 sqm approx Agent Comments

Loeky Kwe 03 9889 8800 0404 826 670 loekykwe@mcgrath.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** 28/03/2021 - 27/03/2022: \$1,450,000

Comparable Properties





26 Sinclair Av TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$1,320,000 Method: Private Sale Date: 21/12/2021 Property Type: House (Res) Land Size: 688 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

6 Montpellier Cr TEMPLESTOWE LOWER 3107 Agent Comments

Agent Comments