

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 between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Templestowe Lower

Period - From 28/03/2021

to

27/03/2022

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	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



4 2 2

Property Type: House (Res)

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



12 Lauri Ann St TEMPLESTOWE LOWER 3107 **Agent Comments**
(REI/VG)

5 2 2

Price: \$1,380,000

Method: Sold After Auction

Date: 23/11/2021

Property Type: House (Res)

Land Size: 730 sqm approx



6 Montpellier Cr TEMPLESTOWE LOWER 3107 **Agent Comments**
(REI/VG)

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 16/02/2022

Property Type: House (Res)

Land Size: 771 sqm approx



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

4 2 2

Price: \$1,320,000

Method: Private Sale

Date: 21/12/2021

Property Type: House (Res)

Land Size: 688 sqm approx