

# 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

10 Rooney Street, Templestowe Lower Vic 3107

### Indicative selling price

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

Single price

\$1,350,000

### Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2023

to

30/09/2023

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	Price	Date of sale
1	39 Ashford St TEMPLESTOWE LOWER 3107	\$1,451,000	07/10/2023
2	6 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,370,000	11/11/2023
3	14 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,345,000	25/10/2023

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:

18/11/2023 09:06

10 Rooney Street, Templestowe Lower Vic 3107

**ATRIA**  
REAL ESTATE

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**Indicative Selling Price**

\$1,350,000

**Median House Price**

September quarter 2023: \$1,410,000



3 2 2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 845 sqm approx

Agent Comments

## Comparable Properties



**39 Ashford St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

4 2 2

**Price:** \$1,451,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 1156 sqm approx



**6 Benambra Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

5 2 4

**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**14 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

4 3 1

**Price:** \$1,345,000

**Method:** Sold Before Auction

**Date:** 25/10/2023

**Property Type:** House (Res)

**Land Size:** 769 sqm approx

**Account - Atria Real Estate**



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