

# 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 20 Valerie Street, Templestowe Lower, VIC 3107

### Indicative selling price

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

Price Range \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,406,500 Property Type House Suburb Templestowe Lower (3107)

Period - From 16/02/2023 to 15/02/2024 Source REIV

### Comparable property sales

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
32 FEATHERTOP AVENUE, TEMPLESTOWE LOWER VIC 3107	\$1,640,000	21/10/2023
6 CAMBRIDGE WYND, SORRENTO VIC 3943	\$1,635,000	31/10/2023
4 BULLER TERRACE, TEMPLESTOWE LOWER VIC 3107	\$1,600,000	14/12/2023

This Statement of Information was prepared on: 16/02/2024