

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

2/88 Rose Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$925,000

Median sale price

Median price

\$1,155,250

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

18/11/2023

to

17/11/2024

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	1/75 Millicent Av BULLEEN 3105	\$1,140,000	08/11/2024
2	1/10 Hodgson St TEMPLESTOWE LOWER 3107	\$1,110,000	31/10/2024
3	5/32 John St TEMPLESTOWE LOWER 3107	\$825,000	05/10/2024

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:

18/11/2024 16:29



 3  2  2

Property Type: Townhouse

Land Size: 267 sqm approx

Agent Comments

Indicative Selling Price

\$925,000

Median Townhouse Price

18/11/2023 - 17/11/2024: \$1,155,250

Comparable Properties



1/75 Millicent Av BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,140,000

Method: Private Sale

Date: 08/11/2024

Property Type: Townhouse (Res)

Land Size: 246 sqm approx



1/10 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,110,000

Method: Private Sale

Date: 31/10/2024

Property Type: Townhouse (Single)



5/32 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$825,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Unit

Land Size: 185 sqm approx

Account - Barry Plant | P: 03 9842 8888