### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$1,190,000	&	\$1,290,000
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#### Median sale price

Median price	\$1,515,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/01/2023	to	31/03/2023	S	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	89 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,290,000	03/03/2023
2	12 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,266,000	17/06/2023
3	5 Rae St TEMPLESTOWE LOWER 3107	\$1,235,500	13/04/2023

#### 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:	06/07/2023 11:56



Date of sale



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> Indicative Selling Price \$1,190,000 - \$1,290,000 Median House Price March quarter 2023: \$1,515,000

**Agent Comments** 

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**Agent Comments** 



# **–** 3 **–** 2 **–** 4

Property Type: House (Previously Occupied - Detached)
Land Size: 746 sqm approx

Agent Comments

# Comparable Properties



89 Macedon Rd TEMPLESTOWE LOWER 3107

(REI/VG)

**•** 3



Price: \$1,290,000 Method: Private Sale Date: 03/03/2023 Property Type: House Land Size: 723 sqm approx



12 Marcus Rd TEMPLESTOWE LOWER 3107

(REI)





**Price:** \$1,266,000 **Method:** Auction Sale **Date:** 17/06/2023

**Property Type:** House (Res) **Land Size:** 753 sqm approx



5 Rae St TEMPLESTOWE LOWER 3107

(REI/VG)

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**Price:** \$1,235,500 **Method:** Private Sale **Date:** 13/04/2023

**Property Type:** House (Res) **Land Size:** 742 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000





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.