

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

4 Merri Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2024

to

30/09/2024

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	48 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,100,000	15/11/2024
2	12 Melaleuca Av TEMPLESTOWE LOWER 3107	\$1,131,800	11/11/2024
3	103 Pleasant Rd TEMPLESTOWE LOWER 3107	\$1,100,000	09/11/2024

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:

25/11/2024 11:17



 4  2  4

Property Type: House
Land Size: 979 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
September quarter 2024: \$1,360,000

Comparable Properties



48 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Sold Before Auction
Date: 15/11/2024
Property Type: House (Res)



12 Melaleuca Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,131,800
Method: Sold Before Auction
Date: 11/11/2024
Property Type: House (Res)
Land Size: 651 sqm approx



103 Pleasant Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  3

Price: \$1,100,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 652 sqm approx

Account - Barry Plant | P: 03 9842 8888