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

65 Mincha Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,375,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	26 Russell St BULLEEN 3105	\$1,265,000	09/04/2022
2	13 Ians Gr TEMPLESTOWE LOWER 3107	\$1,255,000	27/06/2022
3	21 Lincoln Dr BULLEEN 3105	\$1,240,000	16/07/2022

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:

22/07/2022 11:49









Property Type: House Land Size: 681 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price June quarter 2022: \$1,375,000

Comparable Properties



26 Russell St BULLEEN 3105 (REI/VG)



Price: \$1,265,000 Method: Auction Sale Date: 09/04/2022 Property Type: House (Res) Land Size: 709 sqm approx Agent Comments



13 Ians Gr TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,255,000 Method: Private Sale Date: 27/06/2022 Property Type: House (Res) Land Size: 728 sqm approx



21 Lincoln Dr BULLEEN 3105 (REI)



Agent Comments

Price: \$1,240,000 Method: Auction Sale Date: 16/07/2022 Property Type: House (Res) Land Size: 631 sqm approx

Account - Philip Webb



propertydata

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