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 58 Mincha Avenue, Templestowe Lower Vic 3107 Including suburb and postcode

Indicative selling price

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

Range between \$1,280,000 \$1,350,000 &

Median sale price

Median price	\$1,371,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/10/2023	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

Add	dress of comparable property	Price	Date of sale
1	10 Montgomery PI BULLEEN 3105	\$1,350,000	16/11/2024
2	52 Hodgson St TEMPLESTOWE LOWER 3107	\$1,310,000	27/05/2024
3	66 Golden Way BULLEEN 3105	\$1,300,000	11/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/12/2024 10:05











Property Type: House (Res) Land Size: 656 sqm approx

Agent Comments

Indicative Selling Price \$1,280,000 - \$1,350,000 Median House Price

Year ending September 2024: \$1,371,000

Comparable Properties



10 Montgomery PI BULLEEN 3105 (REI)



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Agent Comments

Price: \$1,350,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) Land Size: 558 sqm approx



52 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG)









Price: \$1,310,000 Method: Private Sale Date: 27/05/2024 Property Type: House Land Size: 657 sqm approx



66 Golden Way BULLEEN 3105 (REI/VG)





Price: \$1,300,000 Method: Private Sale Date: 11/11/2023 Property Type: House Land Size: 642 sqm approx **Agent Comments**

Agent Comments

Account - VICPROP





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