

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

10 Ranleigh Rise, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,405,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2021

to

30/09/2022

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	25 Astley St TEMPLESTOWE LOWER 3107	\$1,245,000	03/09/2022
2	17 Alburnum Cr TEMPLESTOWE LOWER 3107	\$1,210,000	30/07/2022
3	7 Lowan Av TEMPLESTOWE LOWER 3107	\$1,180,000	04/10/2022

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:

15/10/2022 13:24

10 Ranleigh Rise, Templestowe Lower Vic 3107



Jack Treacey
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Indicative Selling Price

\$1,150,000

Median House Price

Year ending September 2022: \$1,405,000



3 1 4

Property Type: House

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



25 Astley St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,245,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)

Land Size: 727 sqm approx



17 Alburnum Cr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$1,210,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 648 sqm approx



7 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

Price: \$1,180,000

Method: Private Sale

Date: 04/10/2022

Property Type: House (Res)

Land Size: 651 sqm approx

Account - Philip Webb



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