

# 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

23 Heath Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,130,000

&

\$1,180,000

### Median sale price

Median price \$1,360,000

Property Type House

Suburb Templestowe Lower

Period - From 01/10/2023

to 31/12/2023

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 | 15 Glenair St TEMPLESTOWE LOWER 3107  | \$1,505,000 | 27/01/2024   |
| 2 | 21 Caroline Dr TEMPLESTOWE LOWER 3107 | \$1,385,000 | 28/10/2023   |
| 3 | 14 Bryson Gr TEMPLESTOWE LOWER 3107   | \$1,345,000 | 25/10/2023   |

**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:

08/03/2024 17:27



 4  2  2

**Property Type:** House  
**Land Size:** 670 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,130,000 - \$1,180,000  
**Median House Price**  
 December quarter 2023: \$1,360,000

## Comparable Properties



**15 Glenair St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,505,000  
**Method:** Auction Sale  
**Date:** 27/01/2024  
**Property Type:** House (Res)  
**Land Size:** 767 sqm approx



**21 Caroline Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,385,000  
**Method:** Sold Before Auction  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx



**14 Bryson Gr TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 4  3  1

**Price:** \$1,345,000  
**Method:** Sold Before Auction  
**Date:** 25/10/2023  
**Property Type:** House (Res)  
**Land Size:** 769 sqm approx

**Account - Barry Plant | P: 03 9842 8888**