

## 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

15 BILBY STREET TEMPLESTOWE LOWER VIC 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,440,000

Property type

House

Suburb

Templestowe Lower

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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 6 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

5 SELWYN COURT TEMPLESTOWE VIC 3106	\$1,300,000	18-May-22
47 AIRDS ROAD TEMPLESTOWE LOWER VIC 3107	\$1,350,000	14-May-22
5 VALERIE STREET TEMPLESTOWE LOWER VIC 3107	\$1,400,000	02-Jul-22

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 6 months.~~

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**5 SELWYN COURT TEMPLESTOWE  
VIC 3106**

4 3 1

Sold Price

**\$1,300,000**

Sold Date

**18-May-22**

Distance

**1.24km**



**47 AIRDS ROAD TEMPLESTOWE  
LOWER VIC 3107**

5 3 2

Sold Price

**\$1,350,000**

Sold Date

**14-May-22**

Distance

**0.47km**



**5 VALERIE STREET TEMPLESTOWE  
LOWER VIC 3107**

4 2 3

Sold Price

**\$1,400,000**

Sold Date

**02-Jul-22**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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