

## 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

14 Macedon Court, Templestowe Lower

**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 

\$ 1,850,000

**Median sale price**Median price 

\$1,437,000

Property type 

House

Suburb 

Templestowe Lower

Period - From 

July 2021

to

Sept 2021

Source 

REIV

**Comparable property sales**

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
1 179 Macedon Court, Templestowe Lower	\$ 1,600,000	21/08/2021
2 58 Jacana Avenue, Templestowe Lower	\$ 2,000,000	15/05/2021
3 63 Feathertop Avenue, Templestowe Lower	\$ 1,600,000	05/06/2021

This Statement of Information was prepared on: 

3/11/2021

## Comparable properties



**\$1,600,000**

179 Macedon Court, Templestowe Lower, Victoria

DATE: 21/08/2021

PROPERTY TYPE: HOUSE



4



3



4



667 sqm



**\$2,000,000**

58 Jacana Avenue, Templestowe Lower, Victoria

DATE: 15/05/2021

PROPERTY TYPE: HOUSE



5



4



3



753 sqm



**\$1,600,000**

63 Feathertop Avenue, Templestowe Lower, Victoria

DATE: 05/06/2021

PROPERTY TYPE: HOUSE



4



2



2



730 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee