

# 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

28 Clauscen 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)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,437,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2021

to

30/09/2021

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	34 Pinnacle Cr BULLEEN 3105	\$1,250,000	09/12/2021
2	18 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,200,000	22/07/2021
3	11 Gordons Rd TEMPLESTOWE LOWER 3107	\$1,158,000	23/10/2021

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:

18/12/2021 10:06



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
September quarter 2021: \$1,437,000

## Comparable Properties



**34 Pinnacle Cr BULLEEN 3105 (REI)**

Agent Comments



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 09/12/2021  
**Property Type:** House  
**Land Size:** 602 sqm approx

**18 Pentlowe Av TEMPLESTOWE LOWER 3107 (VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 22/07/2021  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx



**11 Gordons Rd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,158,000  
**Method:** Auction Sale  
**Date:** 23/10/2021  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx

**Account - Philip Webb**