# 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 28 Morang Avenue, Templestowe Lower Vic 3107 Including suburb and postcode

#### Indicative selling price

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

Range between \$1,100,000 \$1,200,000 &

#### Median sale price

Median price	\$1,603,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/01/2022	to	31/03/2022		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

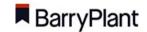
Add	dress of comparable property	Price	Date of sale
1	66 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,300,000	01/02/2022
2	13 Cygnet Av TEMPLESTOWE LOWER 3107	\$1,210,000	09/04/2022
3	59 Golden Way BULLEEN 3105	\$1,100,000	16/05/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/06/2022 11:25





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\$1,100,000 - \$1,200,000 **Median House Price** 

**Indicative Selling Price** 

March quarter 2022: \$1,603,000



# Comparable Properties



66 Chatsworth Qdrnt TEMPLESTOWE LOWER Agent Comments

Property Type: House

**Agent Comments** 

Land Size: 652 sqm approx

3107 (REI/VG)

Price: \$1,300,000 Method: Private Sale Date: 01/02/2022 Property Type: House Land Size: 653 sqm approx



Price: \$1,210,000 Method: Auction Sale Date: 09/04/2022

Property Type: House (Res) Land Size: 655 sqm approx

59 Golden Way BULLEEN 3105 (REI)

Price: \$1,100,000

Method: Private Sale Date: 16/05/2022 Property Type: House Land Size: 660 sqm approx **Agent Comments** 

**Agent Comments** 



Account - Barry Plant | P: 03 9842 8888



