

# 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 Morang Avenue, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,603,000 Property 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	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 comparable properties 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



 5  2  2

**Property Type:** House

**Land Size:** 652 sqm approx

**Agent Comments**

## Comparable Properties



**66 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)** **Agent Comments**

 5  3  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 01/02/2022

**Property Type:** House

**Land Size:** 653 sqm approx



**13 Cygnet Av TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**

 3  2  1

**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)** **Agent Comments**

 4  2  2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 16/05/2022

**Property Type:** House

**Land Size:** 660 sqm approx