

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 3 Athena Court, Templestowe Lower, VIC 3107

Indicative selling price

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

Price Range

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,475,000

Property Type

House

Suburb

Templestowe Lower (3107)

Period - From

10/02/2022

to

10/02/2023

Source

Realestate

Comparable property sales

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
2 PAGODA COURT, DONCASTER VIC 3108	\$1,480,000	22/11/2022
15 GIDGEE AVENUE, TEMPLESTOWE LOWER VIC 3107	\$1,520,000	03/12/2022
15 BILBY STREET, TEMPLESTOWE LOWER VIC 3107	\$1,480,000	22/11/2022

This Statement of Information was prepared on: 10/02/2023