

# 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 Marcus Road, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,000,000

### Median sale price

Median price \$1,380,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2024 to 30/06/2024 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	10 Lakeview Tce TEMPLESTOWE LOWER 3107	\$1,260,000	18/04/2024
2	229 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,168,000	09/03/2024
3	13 Killarney Rd TEMPLESTOWE LOWER 3107	\$1,050,000	21/04/2024

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:

22/07/2024 10:39



 2  2  2

**Property Type:** House  
**Land Size:** 421 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,000,000  
**Median House Price**  
June quarter 2024: \$1,380,000

## Comparable Properties



**10 Lakeview Tce TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 18/04/2024  
**Property Type:** House  
**Land Size:** 633 sqm approx



**229 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,168,000  
**Method:** Auction Sale  
**Date:** 09/03/2024  
**Property Type:** House (Res)  
**Land Size:** 853 sqm approx



**13 Killarney Rd TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 21/04/2024  
**Property Type:** House (Res)  
**Land Size:** 399 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243