Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

Median sale price

Median price	\$1,380,000	Pro	perty Type H	ouse		Suburb	Templestowe Lower
Period - From	01/04/2024	to	30/06/2024	S	ource	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

	aress of comparable property	1 1100	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

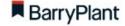
OR

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



Date of sale







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)

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



229 Thompsons Rd TEMPLESTOWE LOWER

3107 (REI)



Price: \$1,168,000 Method: Auction Sale Date: 09/03/2024

Property Type: House (Res) Land Size: 853 sqm approx

Agent Comments

Agent Comments



13 Killarney Rd TEMPLESTOWE LOWER 3107

(REI)

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



