

# 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

176 Macedon Road, 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 \$1,600,000

&

\$1,690,000

### Median sale price

Median price \$1,437,000

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2021

to 30/09/2021

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	2 Glen Ct TEMPLESTOWE 3106	\$1,650,000	15/07/2021
2	45a Atkinson St TEMPLESTOWE 3106	\$1,603,000	02/10/2021
3			

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:

01/11/2021 17:53



**Property Type:** House

**Land Size:** 650 sqm approx

**Agent Comments**

## Comparable Properties



**2 Glen Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 15/07/2021

**Property Type:** House

**Land Size:** 865 sqm approx



**45a Atkinson St TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$1,603,000

**Method:** Auction Sale

**Date:** 02/10/2021

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

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.