

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 21 Ians Grove Templestowe Lower VIC 3107

Indicative selling price

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

Single price or range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,200,000 Property type House Suburb Templestowe Lower
Period - From 01 Jun 2020 to 31 May 2021 Source Corelogic

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
24 Rae Street Templestowe Lower VIC 3107	\$1,726,000	31-Mar-21
7 Marcus Road Templestowe Lower VIC 3107	\$1,638,000	08-May-21
8A Darryl Street Bulleen VIC 3105	-	02-Mar-21

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: 16 June 2021