

## 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

36 ROONEY STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

Other

Suburb

Templestowe Lower

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

|  |             |           |
|--|-------------|-----------|
| 12A GERTRUDE STREET TEMPLESTOWE LOWER VIC 3107 | \$1,446,690 | 01-Nov-24 |
| 8 CORROBOREE PLACE TEMPLESTOWE LOWER VIC 3107  | \$1,425,000 | 29-Oct-24 |
| 1/142 AYR STREET DONCASTER VIC 3108            | \$1,438,000 | 06-Dec-24 |

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 6 months.~~

This Statement of Information was prepared on: 18 February 2025



**12A GERTRUDE STREET  
TEMPLESTOWE LOWER VIC 3107**

 4  2  2

Sold Price **\$1,446,690** Sold Date **01-Nov-24**

Distance **1.02km**



**8 CORROBOREE PLACE  
TEMPLESTOWE LOWER VIC 3107**

 4  3  2

Sold Price **\$1,425,000** Sold Date **29-Oct-24**

Distance **1.2km**



**1/142 AYR STREET DONCASTER  
VIC 3108**

 5  3  2

Sold Price <sup>RS</sup> **\$1,438,000** Sold Date **06-Dec-24**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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