

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

15 Killarney Road, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,650,000

Median sale price*

Median price

\$1,165,750

Property Type

House

Suburb

Templestowe Lower

Period - From

28/09/2020

to

30/03/2021

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	39 Pleasant Rd BULLEEN 3105	\$1,670,000	18/01/2021
2	39 Hodgson St TEMPLESTOWE LOWER 3107	\$1,617,500	19/12/2020
3	37 Linton Av TEMPLESTOWE LOWER 3107	\$1,610,000	02/03/2021

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:

30/03/2021 11:01



Property Type: House

Land Size: 445 sqm approx

Agent Comments

Comparable Properties



39 Pleasant Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$1,670,000

Method: Private Sale

Date: 18/01/2021

Property Type: House (Res)

Land Size: 556 sqm approx



39 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



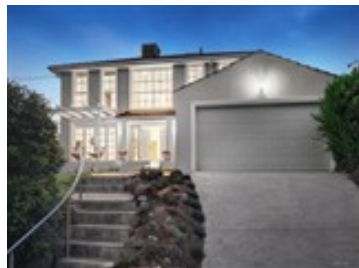
Price: \$1,617,500

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 403 sqm approx



37 Linton Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,610,000

Method: Private Sale

Date: 02/03/2021

Property Type: House (Res)

Land Size: 642 sqm approx