## 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

4/15 Melaleuca Avenue, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$650,000		&		\$695,000				
Median sale p	rice								
Median price	\$1,180,000	Pro	operty Type	Unit			Suburb	Templestowe Lower	
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/222 Williamsons Rd DONCASTER 3108	\$680,000	21/11/2022
2	9/450 Doncaster Rd DONCASTER 3108	\$680,000	18/11/2022
3	5/1a Feathertop Av TEMPLESTOWE LOWER 3107	\$602,000	07/02/2023

OR

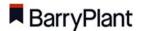
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

02/05/2023 12:52



4/15 Melaleuca Avenue, Templestowe Lower Vic 3107

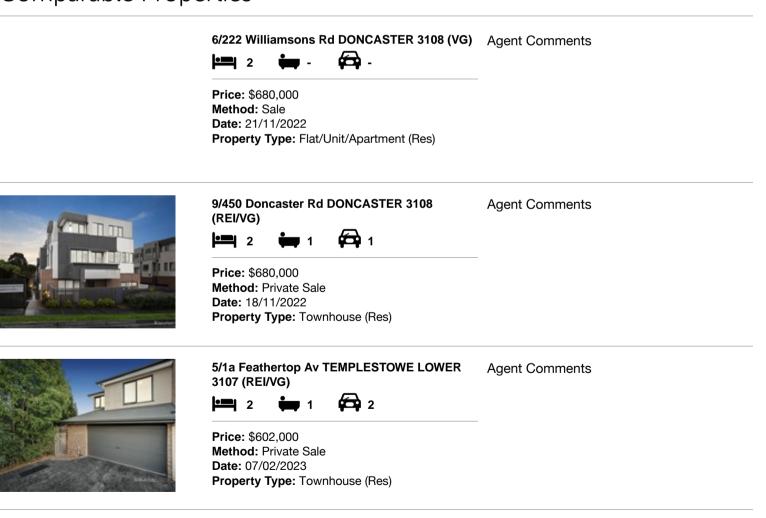






**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$650,000 - \$695,000 Median Unit Price March quarter 2023: \$1,180,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888



propertydata

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