

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

7/349 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2024

to 31/12/2024

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	20 Cavendish Dr TEMPLESTOWE LOWER 3107	\$1,380,000	20/11/2024
2			
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:

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Indicative Selling Price

\$1,280,000

Median House Price

Year ending December 2024: \$1,360,000



 4  4  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



20 Cavendish Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  4  2

Price: \$1,380,000

Method: Private Sale

Date: 20/11/2024

Property Type: Townhouse (Single)

Land Size: 356 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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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