Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

REIV

Source

Property offered for sale

Address Including suburb and postcode

4 Mcgahy Street, Templestowe Lower Vic 3107

Indicative selling price

Period - From 01/10/2023

For the meaning	of this price see	consumer.vic.gc	v.au/underquo	ting	
Single price	e \$1,525,000				
Median sale p	rice				
Median price	\$1,360,000	Property Type	House	Suburb	Templestowe Lower

Comparable property sales (*Delete A or B below as applicable)

to

31/12/2023

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	7 Westfield Dr DONCASTER 3108	\$1,750,000	09/12/2023
2	17 Marianne Way DONCASTER 3108	\$1,550,000	22/08/2023
3	13 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,410,000	29/07/2023

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:

02/03/2024 15:53



4 Mcgahy Street, Templestowe Lower Vic 3107







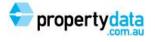
Property Type: House Land Size: 837 sqm approx Agent Comments Indicative Selling Price \$1,525,000 Median House Price December quarter 2023: \$1,360,000

Comparable Properties

-	7 Westfield Dr DONCASTER 3108 (REI) 4 2	Agent Comments
	Price: \$1,750,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 863 sqm approx	-
	17 Marianne Way DONCASTER 3108 (REI) 1 1	Agent Comments
	13 Balmoral Av TEMPLESTOWE LOWER 3107 (REI) Image: 3 Image: 2 Image: 3 Image: 2 Price: \$1,410,000 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res) Land Size: 758 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888





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