

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 Mcgahy Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,525,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2023

to

31/12/2023

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	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



3 1 2

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)

Agent Comments

4 3 2

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)

Agent Comments

3 1 5

Price: \$1,550,000
Method: Private Sale
Date: 22/08/2023
Property Type: House (Res)
Land Size: 759 sqm approx



13 Balmoral Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,410,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 758 sqm approx

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