

# 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

3a Wellington Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,550,000

&

\$1,650,000

### Median sale price

Median price

\$1,440,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2024

to

31/03/2024

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	10 Riverwood La TEMPLESTOWE LOWER 3107	\$2,050,000	15/04/2024
2	42 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,750,000	28/03/2024
3	20 Alfred St TEMPLESTOWE LOWER 3107	\$1,465,000	19/03/2024

**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:

05/06/2024 07:59



 4  3  2

**Property Type:** House (Res)

**Land Size:** 417 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

March quarter 2024: \$1,440,000

## Comparable Properties



**10 Riverwood La TEMPLESTOWE LOWER  
3107 (REI)**

Agent Comments

 4  3  4

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 15/04/2024

**Property Type:** House (Res)

**Land Size:** 435 sqm approx



**42 Scarlet Ash Dr TEMPLESTOWE LOWER  
3107 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** Townhouse (Res)

**Land Size:** 340 sqm approx



**20 Alfred St TEMPLESTOWE LOWER 3107  
(REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,465,000

**Method:** Private Sale

**Date:** 19/03/2024

**Property Type:** Townhouse (Single)

**Land Size:** 253 sqm approx

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