

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

140 Macedon Road, Templestowe Lower

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$ 1,495,000

Median sale priceMedian price

\$1,410,000

Property type

House

Suburb

Templestowe Lower

Period - From

1/09/2021

to

31/12/2021

Source

REIV

Comparable property sales

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
1 179 Macedon Road, Templestowe Lower	\$ 1,600,000	21/08/2021
2 7 Cambridge Wynd, Templestowe Lower	\$ 1,675,000	11/11/2021
3 15 Andromeda Way, Templestowe Lower	\$ 1,520,000	25/11/2021

This Statement of Information was prepared on:

23/02/2022

Comparable properties



\$1,600,000

179 Macedon Road, Templestowe Lower, Victoria

DATE: 21/08/2021

PROPERTY TYPE: HOUSE

 4
  3
 4
 667 sqm



\$1,675,000

7 Cambridge Wynd, Templestowe Lower, Victoria

DATE: 11/11/2021

PROPERTY TYPE: HOUSE

 4
  3
 2
 720sqm



\$1,520,000

15 Andromeda Way, Templestowe Lower, Victoria

DATE: 25/11/2021

PROPERTY TYPE: HOUSE

 4
  2
 4
 836 sqm x

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21 days on market



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