

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 price

For 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 price

Median 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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Our Difference



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