

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

37 Rooney Street, 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

\$ 1,350,000

Median sale priceMedian price

\$1,375,000

Property type

House

Suburb

Templestowe Lower

Period - From

April 2022

to

June 2022

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 35 Balmoral Avenue, Templestowe Lower	\$ 1,375,000	28/05/2022
2 11 Jean Street, Templestowe Lower	\$ 1,310,000	12/07/2022
3 14 Jean Street, Templestowe Lower	\$ 1,357,000	23/07/2022

This Statement of Information was prepared on:

3/08/2022

Comparable properties



\$1,375,000

35 Balmoral Avenue, Templestowe Lower, Victoria

DATE: 28/05/2022

PROPERTY TYPE: HOUSE

 3
  1
 1
 804 sqm



\$1,310,000

11 Jean Street, Templestowe Lower, Victoria

DATE: 12/07/2022

PROPERTY TYPE: HOUSE

 3
  2
 2
 648 sqm



\$1,357,000

14 Jean Street, Templestowe Lower, Victoria

DATE: 23/07/2022

PROPERTY TYPE: HOUSE

 3
  2
 2
 713 sqm x

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