

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

24 Oak Crescent, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2019 to 30/09/2020 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 Dove Ct TEMPLESTOWE LOWER 3107	\$1,285,000	22/12/2020
2	5 Elder Ct TEMPLESTOWE LOWER 3107	\$1,218,000	21/12/2020
3	29 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,200,000	30/10/2020

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:

13/01/2021 13:34



Property Type: House
Land Size: 688 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2020: \$1,200,000

Comparable Properties



7 Dove Ct TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,285,000
Method: Private Sale
Date: 22/12/2020
Property Type: House
Land Size: 948 sqm approx



5 Elder Ct TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,218,000
Method: Private Sale
Date: 21/12/2020
Property Type: House
Land Size: 760 sqm approx



29 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,200,000
Method: Private Sale
Date: 30/10/2020
Property Type: House (Res)
Land Size: 664 sqm approx