# 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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Hous	se		Suburb	Templestowe Lower
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ado	dress 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:

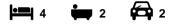
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Property Type: House Land Size: 688 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending September 2020: \$1,200,000

# **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 Agent Comments (REI)



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

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.