

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

33 Palmerston Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2021

to 31/03/2021

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	33 Tullamore Av DONCASTER 3108	\$2,480,000	08/04/2021
2	74 Willow Bnd BULLEEN 3105	\$2,368,000	26/02/2021
3	1 Madeira Ct DONCASTER 3108	\$2,328,000	23/12/2020

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:

29/04/2021 22:00



5 4 2

Property Type: House (Previously Occupied - Detached)
Land Size: 652 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,300,000 - \$2,500,000
Median House Price
 March quarter 2021: \$1,270,000

Comparable Properties



33 Tullamore Av DONCASTER 3108 (REI)

6 4 2

Agent Comments

Renovated Home

Price: \$2,480,000
Method: Private Sale
Date: 08/04/2021
Property Type: House
Land Size: 655 sqm approx



74 Willow Bnd BULLEEN 3105 (REI)

6 3 2

Agent Comments

7 Years Old

Price: \$2,368,000
Method: Sold Before Auction
Date: 26/02/2021
Property Type: House (Res)
Land Size: 720 sqm approx



1 Madeira Ct DONCASTER 3108 (REI/VG)

5 5 2

Agent Comments

Price: \$2,328,000
Method: Private Sale
Date: 23/12/2020
Property Type: House (Res)
Land Size: 666 sqm approx