

# 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

125 Swanston Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2022

to

30/09/2022

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	18 Mincha Av TEMPLESTOWE LOWER 3107	\$1,360,000	17/09/2022
2	10 Vera St BULLEEN 3105	\$1,360,000	03/09/2022
3	21 Lincoln Dr BULLEEN 3105	\$1,240,000	16/07/2022

**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:

17/10/2022 17:41



**Property Type:** House

**Land Size:** 638 sqm approx

**Agent Comments**

## Comparable Properties



**18 Mincha Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 17/09/2022

**Property Type:** House (Res)

**Land Size:** 718 sqm approx



**10 Vera St BULLEEN 3105 (REI)**

**Agent Comments**



**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 03/09/2022

**Property Type:** House (Res)

**Land Size:** 735 sqm approx



**21 Lincoln Dr BULLEEN 3105 (REI/VG)**

**Agent Comments**



**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 16/07/2022

**Property Type:** House (Res)

**Land Size:** 631 sqm approx