

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 3/94 Rose Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,000,250 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2021 to 31/03/2022 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	2/7 Michael St TEMPLESTOWE LOWER 3107	\$1,180,000	30/04/2022
2	2/11 Elizabeth St BULLEEN 3105	\$1,100,000	02/03/2022
3	1/10 Balmoral Av TEMPLESTOWE LOWER 3107		19/03/2022

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: 10/06/2022 14:08



Property Type:

Agent Comments

Comparable Properties



2/7 Michael St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 30/04/2022

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 234 sqm approx



2/11 Elizabeth St BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 02/03/2022

Rooms: 5

Property Type: Townhouse (Res)



1/10 Balmoral Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price:

Method: Auction Sale

Date: 19/03/2022

Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088