Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and	3/94 Rose Avenue, Templestowe Lower Vic 3107
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,000,250	Pro	perty Type U	Init		Suburb	Templestowe Lower
Period - From	01/04/2021	to	31/03/2022	S	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale

RT Edgar

James Hatzolos 03 8888 2020 0418 518 694 ihatzolos@rtedgar.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median Unit Price** Year ending March 2022: \$1,000,250





Agent Comments



Comparable Properties



2/7 Michael St TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,180,000 Method: Auction Sale Date: 30/04/2022 Rooms: 7

Property Type: Townhouse (Res) Land Size: 234 sqm approx

Agent Comments



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



Price: \$1,100,000

Method: Sold Before Auction

Date: 02/03/2022 Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



1/10 Balmoral Av TEMPLESTOWE LOWER 3107 (REI)

Method: Auction Sale Date: 19/03/2022

Property Type: Townhouse (Res)

Agent Comments

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





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