

# 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

3/41 John 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 \$960,000

&

\$1,050,000

### Median sale price

Median price \$1,125,000

Property Type Townhouse

Suburb Templestowe Lower

Period - From 03/08/2022

to

02/08/2023

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	1/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,050,000	03/06/2023
2	9a Killarney Rd TEMPLESTOWE LOWER 3107	\$1,010,000	01/07/2023
3	3/12 Ashford St TEMPLESTOWE LOWER 3107	\$1,010,000	30/03/2023

**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:

03/08/2023 21:54

3/41 John Street, Templestowe Lower Vic 3107

**McGrath**

Ellie Gong  
9889 8800  
0430 434 567  
elliegong@mcgrath.com.au



4 2 2

**Property Type:** Townhouse  
(Single)  
**Land Size:** 430 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median Townhouse Price**  
03/08/2022 - 02/08/2023: \$1,125,000

## Comparable Properties



**1/24 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI/VG)** [Agent Comments](#)

4 2 1

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 03/06/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 242 sqm approx



**9a Killarney Rd TEMPLESTOWE LOWER 3107 (REI)** [Agent Comments](#)

3 2 2

**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 01/07/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 349 sqm approx



**3/12 Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)** [Agent Comments](#)

3 2 2

**Price:** \$1,010,000  
**Method:** Sold Before Auction  
**Date:** 30/03/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 251 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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