

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

18 Marcus Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,086,000

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2020

to 30/09/2020

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	55 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,050,000	19/08/2020
2	36 Marcus Rd TEMPLESTOWE LOWER 3107	\$976,000	20/06/2020
3	28 Manningham Rd BULLEEN 3105	\$950,000	21/07/2020

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:

19/10/2020 10:27



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
September quarter 2020: \$1,086,000

Comparable Properties



55 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 19/08/2020
Property Type: House (Res)
Land Size: 682 sqm approx

36 Marcus Rd TEMPLESTOWE LOWER 3107 (VG) Agent Comments



Price: \$976,000
Method: Sale
Date: 20/06/2020
Property Type: House (Res)
Land Size: 725 sqm approx



28 Manningham Rd BULLEEN 3105 (REI) Agent Comments



Price: \$950,000
Method: Private Sale
Date: 21/07/2020
Property Type: House (Res)