

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

9A Killarney Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,372,500 Property Type House Suburb Templestowe Lower

Period - From 01/04/2022 to 31/03/2023 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	2/16 Heather Gr TEMPLESTOWE LOWER 3107	\$964,000	25/03/2023
2	4 Rosebank Tce TEMPLESTOWE LOWER 3107	\$900,000	10/12/2022
3			

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:

30/05/2023 15:38



 3  2  2

Property Type: House
Land Size: 349 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending March 2023: \$1,372,500

Comparable Properties



2/16 Heather Gr TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 3  2  2

Price: \$964,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Unit
Land Size: 290 sqm approx



4 Rosebank Tce TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 3  2  1

Price: \$900,000
Method: Auction Sale
Date: 10/12/2022
Property Type: Unit
Land Size: 348 sqm approx

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.