# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address	9A Killarney Road, Templestowe Lower Vic 3107
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$900,000	&	\$990,000
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## Median sale price

Median price	\$1,372,500	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

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



Date of sale



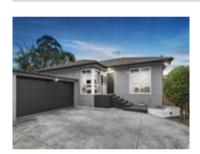




**Property Type:** House **Land Size:** 349 sqm approx Agent Comments

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 Agent Comments (REI)

3 • 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 Agent Comments (REI/VG)

**=** 3 **=** 2 **=** 

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.

Account - Barry Plant | P: 03 9842 8888



