

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

32a Caroline Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,575,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2022

to

30/09/2022

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	39 Bordeaux St DONCASTER 3108	\$1,552,000	30/11/2022
2	5 Cellar Way DONCASTER 3108	\$1,460,000	19/11/2022
3	1a Rosebank Tce TEMPLESTOWE LOWER 3107	\$1,230,000	14/12/2022

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:

19/12/2022 11:03



 4  3  2

Property Type: House (Res)

Land Size: 366 sqm approx

Agent Comments

Indicative Selling Price

\$1,575,000

Median House Price

September quarter 2022: \$1,360,000

Comparable Properties



39 Bordeaux St DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,552,000

Method: Private Sale

Date: 30/11/2022

Property Type: Townhouse (Single)

Land Size: 322 sqm approx



5 Cellar Way DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,460,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Townhouse (Res)

Land Size: 208 sqm approx



1a Rosebank Tce TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  1

Price: \$1,230,000

Method: Sold Before Auction

Date: 14/12/2022

Property Type: Townhouse (Res)