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

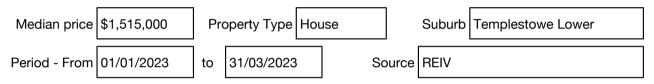
6 Stanlake Rise, Templestowe Lower Vic 3107

Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$1,450,000

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale	
1	22 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,350,000	15/04/2023	
2	12 Magnolia Dr TEMPLESTOWE LOWER 3107	\$1,319,000	18/03/2023	
3	13 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,302,000	18/03/2023	

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:

01/05/2023 12:59









Property Type: House (Res) Land Size: 798 sqm approx Agent Comments

Indicative Selling Price \$1,450,000 Median House Price March quarter 2023: \$1,515,000

Comparable Properties



22 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,350,000 Method: Auction Sale Date: 15/04/2023 Property Type: House (Res) Land Size: 659 sqm approx



12 Magnolia Dr TEMPLESTOWE LOWER 3107 Agent Comments (REI)

Agent Comments



Price: \$1.319.000 Method: Auction Sale Date: 18/03/2023 Property Type: House (Res) Land Size: 664 sqm approx



13 Lauri Ann St TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$1,302,000 Method: Auction Sale Date: 18/03/2023 Property Type: House (Res) Land Size: 663 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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