

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,450,000

### Median sale price

Median price \$1,515,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2023

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	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



 4  2  3

**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)**

**Agent Comments**

 4  2  2

**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 (REI)**

**Agent Comments**

 4  2  1

**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 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,302,000

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** House (Res)

**Land Size:** 663 sqm approx