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

104A Macedon Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ing			
Range betwee	\$1,750,000		&		\$1,900,000				
Median sale price									
Median price	\$1,360,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	36 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,930,000	17/08/2024
2	10A Dingley St TEMPLESTOWE LOWER 3107	\$1,941,000	20/07/2024
3	7 Woodland St DONCASTER 3108	\$1,825,000	29/06/2024

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:

17/12/2024 11:21

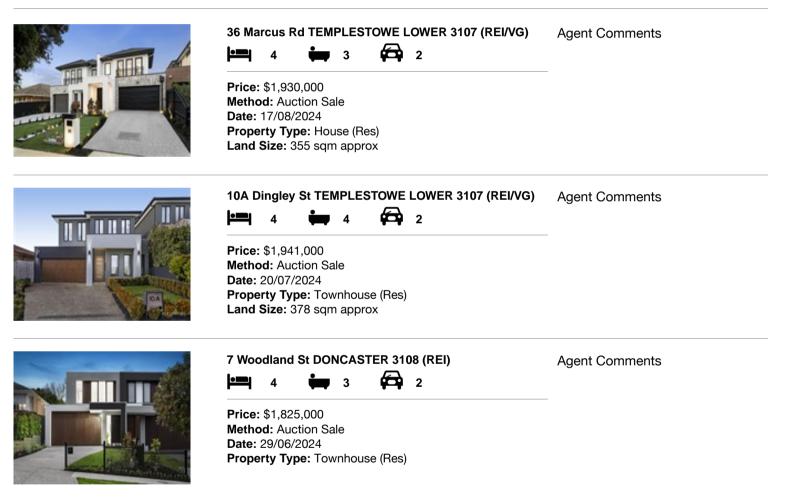


RT Edgar



Property Type: House **Land Size:** 390 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,900,000 Median House Price September quarter 2024: \$1,360,000

Comparable Properties



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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