

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 consumer.vic.gov.au/underquoting

Range between

\$1,750,000

 &

\$1,900,000

Median sale price

Median price

\$1,360,000

 Property Type

House

 Suburb

Templestowe Lower

Period - From

01/07/2024

 to

30/09/2024

 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	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



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



36 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,930,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 355 sqm approx



10A Dingley St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,941,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Townhouse (Res)
Land Size: 378 sqm approx



7 Woodland St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,825,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Townhouse (Res)