

# 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

65 Jeffrey Street, Templestowe Lower Vic 3107

### Indicative selling price

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

Single price

\$1,368,000

### Median sale price

Median price

\$1,375,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2022

to

30/06/2022

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	57 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,402,000	09/07/2022
2	5 Valerie St TEMPLESTOWE LOWER 3107	\$1,400,000	02/07/2022
3	13 Ians Gr TEMPLESTOWE LOWER 3107	\$1,255,000	27/06/2022

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:

16/07/2022 16:35



**Property Type:** House

**Land Size:** 779 sqm approx

Agent Comments

## Comparable Properties



**57 Jeffrey St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,402,000

**Method:** Auction Sale

**Date:** 09/07/2022

**Property Type:** House (Res)

**Land Size:** 788 sqm approx



**5 Valerie St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 02/07/2022

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**13 Ians Gr TEMPLESTOWE LOWER 3107 (REI)** Agent Comments



**Price:** \$1,255,000

**Method:** Private Sale

**Date:** 27/06/2022

**Property Type:** House (Res)

**Land Size:** 728 sqm approx