

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 BENAMBRA DRIVE TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,401,000

Property type

House

Suburb

Templestowe Lower

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

93 MACEDON ROAD TEMPLESTOWE LOWER VIC 3107	\$1,310,000	24-Aug-23
11 RAE STREET TEMPLESTOWE LOWER VIC 3107	\$1,280,000	19-Aug-23

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 6 months.

This Statement of Information was prepared on: 05 October 2023



93 MACEDON ROAD TEMPLESTOWE LOWER VIC 3107

 4  1  1

Sold Price ^{RS} **\$1,310,000** Sold Date **24-Aug-23**

Distance **0.05km**



11 RAE STREET TEMPLESTOWE LOWER VIC 3107

 3  3  1

Sold Price ^{RS} **\$1,280,000** Sold Date **19-Aug-23**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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