

# 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

66 Morang Avenue, 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)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2019 to 31/12/2019 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	47 Rose Av BULLEEN 3105	\$1,100,000	14/09/2019
2	41 Austin St BULLEEN 3105	\$1,099,000	08/12/2019
3	31 Howitt Dr TEMPLESTOWE LOWER 3107	\$1,082,000	24/10/2019

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:

20/01/2020 16:06



 4  2  2

**Property Type:** House  
**Land Size:** 687 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2019: \$1,200,000

## Comparable Properties



**47 Rose Av BULLEEN 3105 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Property Type:** House (Res)  
**Land Size:** 614 sqm approx



**41 Austin St BULLEEN 3105 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,099,000  
**Method:** Private Sale  
**Date:** 08/12/2019  
**Property Type:** House  
**Land Size:** 675 sqm approx



**31 Howitt Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 4  1  2

**Price:** \$1,082,000  
**Method:** Private Sale  
**Date:** 24/10/2019  
**Property Type:** House  
**Land Size:** 662 sqm approx