

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 Mayfair Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$955,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/10/2021 to 31/12/2021 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	3 Macrobertson St TEMPLESTOWE LOWER 3107	\$1,320,000	04/12/2021
2	146 Swanston St TEMPLESTOWE LOWER 3107	\$1,292,000	09/10/2021
3	12a Mincha Av TEMPLESTOWE LOWER 3107	\$1,200,000	03/11/2021

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: 07/03/2022 15:26



Property Type: Townhouse

Land Size: 419 sqm approx

Agent Comments

Comparable Properties



**3 Macrobertson St TEMPLESTOWE LOWER
3107 (REI)**

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Townhouse (Res)

Land Size: 350 sqm approx



**146 Swanston St TEMPLESTOWE LOWER
3107 (REI/VG)**

Agent Comments



Price: \$1,292,000

Method: Auction Sale

Date: 09/10/2021

Property Type: Townhouse (Res)

Land Size: 417 sqm approx



**12a Mincha Av TEMPLESTOWE LOWER 3107
(REI/VG)**

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 03/11/2021

Property Type: Townhouse (Res)

Land Size: 345 sqm approx