

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 4/34 Glenair Street, Templestowe Lower, VIC 3107

Indicative selling price

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

Price Range

\$1,475,000

&

\$1,575,000

Median sale price

Median price

\$1,328,000

Property Type

Townhouse

Suburb

Templestowe Lower (3107)

Period - From

04/09/2023

to

04/09/2024

Source

Realestate

Comparable property sales

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
20 ALFRED STREET, TEMPLESTOWE LOWER VIC 3107	\$1,465,000	19/03/2024
12 IANS GROVE, TEMPLESTOWE LOWER VIC 3107	\$1,488,000	14/02/2024
1/369 THOMPSONS ROAD, TEMPLESTOWE LOWER VIC 3107	\$1,460,000	17/02/2024

This Statement of Information was prepared on: 04/09/2024