

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

34 Scarlet Ash Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,320,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2024

to 31/03/2024

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	24 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,385,000	06/04/2024
2	2 Nestor Av TEMPLESTOWE LOWER 3107	\$1,335,000	23/03/2024
3	95 Bourke St BULLEEN 3105	\$1,305,000	02/03/2024

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:

25/06/2024 10:02

34 Scarlet Ash Drive, Templestowe Lower Vic 3107



first national
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

isaac@billschlink.com.au

Indicative Selling Price

\$1,320,000

Median House Price

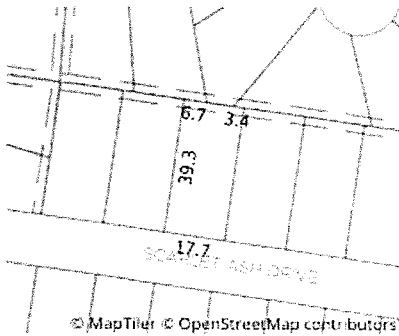
March quarter 2024: \$1,440,000

4 1 2

Property Type: House

Land Size: 695 sqm approx

Agent Comments



Comparable Properties



24 Gidgee Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 3 2

Price: \$1,385,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 826 sqm approx



2 Nestor Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

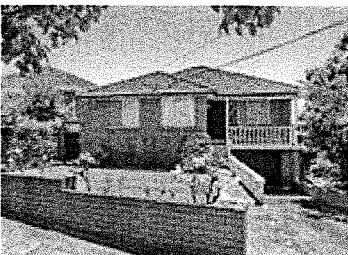
Price: \$1,335,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 671 sqm approx



95 Bourke St BULLEEN 3105 (REI)

Agent Comments

3 1 1

Price: \$1,305,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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