

# 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 63 Waratah Drive, 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)

Single price \$1,040,000

### Median sale price

Median price \$1,180,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/07/2024 to 30/09/2024 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	2/88 Rose Av TEMPLESTOWE LOWER 3107	\$925,000	26/11/2024
2	2/34 Glenair St TEMPLESTOWE LOWER 3107	\$975,000	29/10/2024
3	2/5 Verbena St TEMPLESTOWE 3106	\$965,000	21/09/2024

**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: 02/12/2024 13:19



 3  
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  1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,040,000

**Median Unit Price**

September quarter 2024: \$1,180,000

## Comparable Properties



**2/88 Rose Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  
  2  
  2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 26/11/2024

**Property Type:** Townhouse (Single)

**Land Size:** 267 sqm approx



**2/34 Glenair St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 3  
  2  
  2

**Price:** \$975,000

**Method:** Private Sale

**Date:** 29/10/2024

**Property Type:** Townhouse (Single)



**2/5 Verbena St TEMPLESTOWE 3106 (REI)**

Agent Comments

 3  
  2  
  2

**Price:** \$965,000

**Method:** Auction Sale

**Date:** 21/09/2024

**Property Type:** Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



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