

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 9 Montpellier Crescent, Templestowe Lower, VIC 3107

Indicative selling price

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

Price Range

\$1,400,000

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\$1,500,000

Median sale price

Median price

\$1,421,000

Property Type

House

Suburb

Templestowe Lower (3107)

Period - From

09/08/2021

to

08/08/2022

Source

Real Estate

Comparable property sales

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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
28 JEAN STREET, TEMPLESTOWE LOWER VIC 3107	\$1,500,000	15/07/2022
9 CONIFER PLACE, TEMPLESTOWE LOWER VIC 3107	\$1,550,000	02/05/2022
26 IRONBARK DRIVE, TEMPLESTOWE LOWER VIC 3107	\$1,530,000	14/05/2022

This Statement of Information was prepared on: 08/08/2022