

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

10 Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,328,000

Median sale price

Median price

\$1,405,000

Property Type

House

Suburb

Templestowe Lower

Period - From

19/02/2023

to

18/02/2024

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	9 Hodgson St TEMPLESTOWE LOWER 3107	\$1,520,000	05/08/2023
2	1 Lonsdale St BULLEEN 3105	\$1,480,000	16/09/2023
3	98 Pleasant Rd TEMPLESTOWE LOWER 3107	\$1,193,000	17/12/2023

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:

19/02/2024 15:55

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Indicative Selling Price

\$1,328,000

Median House Price

19/02/2023 - 18/02/2024: \$1,405,000



 3  3  2

Property Type: House

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



9 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  1

Price: \$1,520,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 722 sqm approx



1 Lonsdale St BULLEEN 3105 (REI)

Agent Comments

 4  1  3

Price: \$1,480,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 720 sqm approx



98 Pleasant Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  4

Price: \$1,193,000

Method: Auction Sale

Date: 17/12/2023

Property Type: House (Res)

Land Size: 687 sqm approx

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