

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

176 Templestowe Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,515,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2023 to 31/03/2023 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	53 Manningham Rd BULLEEN 3105	\$1,160,000	09/05/2023
2	42 Templestowe Rd BULLEEN 3105	\$1,055,000	07/03/2023
3	166 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,051,000	10/12/2022

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: 01/06/2023 10:45



 3  2  2

Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median House Price
March quarter 2023: \$1,515,000

Comparable Properties



53 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,160,000
Method: Private Sale
Date: 09/05/2023
Property Type: House
Land Size: 743 sqm approx



42 Templestowe Rd BULLEEN 3105 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,055,000
Method: Private Sale
Date: 07/03/2023
Property Type: House
Land Size: 779 sqm approx



166 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,051,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House
Land Size: 678 sqm approx