

# 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

141 Swanston Street, 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)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,180,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

06/04/2022

to

05/04/2023

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	166 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,638,000	30/01/2023
2	166a Macedon Rd TEMPLESTOWE LOWER 3107	\$1,639,500	01/03/2023
3	32a Caroline Dr TEMPLESTOWE LOWER 3107	\$1,560,000	12/01/2023

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:

06/04/2023 14:28



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**Property Type:** Townhouse  
(Single)

**Land Size:** 329 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median Townhouse Price**

06/04/2022 - 05/04/2023: \$1,180,000

## Comparable Properties

**166 Macedon Rd TEMPLESTOWE LOWER  
3107 (REI)**

[Agent Comments](#)

 4  3  2

**Price:** \$1,638,000

**Method:**

**Date:** 30/01/2023

**Property Type:** Townhouse (Single)

**166a Macedon Rd TEMPLESTOWE LOWER  
3107 (REI)**

[Agent Comments](#)

 4  3  2

**Price:** \$1,639,500

**Method:** Private Sale

**Date:** 01/03/2023

**Property Type:** Townhouse (Res)



**32a Caroline Dr TEMPLESTOWE LOWER 3107  
(REI/VG)**

[Agent Comments](#)

 4  3  2

**Price:** \$1,560,000

**Method:** Private Sale

**Date:** 12/01/2023

**Property Type:** House (Res)

**Land Size:** 366 sqm approx

**Account - Barry Plant** | P: 03 9842 8888