

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 6 Merri Street, Templestowe Lower, VIC 3107

Indicative selling price

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

Price Range \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,443,345 Property Type House Suburb Templestowe Lower (3107)

Period - From 01/02/2024 to 31/01/2025 Source Realestate

Comparable property sales

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
18A GLENFERN AVENUE, DONCASTER VIC 3108	\$1,760,000	14/12/2024
2A BULLER TERRACE, TEMPLESTOWE LOWER VIC 3107	\$1,700,000	08/11/2024
70A ROSE AVENUE, TEMPLESTOWE LOWER VIC 3107	\$1,715,000	20/09/2024

This Statement of Information was prepared on: 17/02/2025