

# 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

61 Rose Avenue, 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 \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,603,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2022

to

31/03/2022

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	18 Union St TEMPLESTOWE LOWER 3107	\$1,750,000	26/02/2022
2	29A Dale St BULLEEN 3105	\$1,721,000	30/04/2022
3	10 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,670,000	17/03/2022

**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:

07/05/2022 12:56

61 Rose Avenue, Templestowe Lower Vic 3107



4 4 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

March quarter 2022: \$1,603,000

## Comparable Properties



18 Union St TEMPLESTOWE LOWER 3107  
(REI/VG)

Agent Comments

4 2 3

Price: \$1,750,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 429 sqm approx



29A Dale St BULLEEN 3105 (REI)

Agent Comments

4 3 2

Price: \$1,721,000

Method: Auction Sale

Date: 30/04/2022

Property Type: House (Res)



10 Gidgee Av TEMPLESTOWE LOWER 3107  
(REI)

Agent Comments

4 2 2

Price: \$1,670,000

Method: Sold Before Auction

Date: 17/03/2022

Property Type: Townhouse (Res)

Land Size: 326 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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