

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

59A Rose Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,437,000

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2021

to

30/09/2021

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	3 Macrobertson St TEMPLESTOWE LOWER 3107	\$1,320,000	04/12/2021
2	146 Swanston St TEMPLESTOWE LOWER 3107	\$1,292,000	09/10/2021
3	2/28 Millicent Av BULLEEN 3105	\$1,268,000	04/11/2021

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:

05/01/2022 12:43



 3  2  2

Property Type: Townhouse

Land Size: 464 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

September quarter 2021: \$1,437,000

Comparable Properties



3 Macrobertson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,320,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Townhouse (Res)

Land Size: 350 sqm approx



146 Swanston St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,292,000

Method: Auction Sale

Date: 09/10/2021

Property Type: Townhouse (Res)

Land Size: 417 sqm approx



2/28 Millicent Av BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,268,000

Method: Private Sale

Date: 04/11/2021

Property Type: Townhouse (Single)