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	59A Rose Avenue, Templestowe Lower Vic 3107
Including suburb and	
postcode	

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	Pro	perty 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

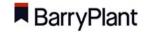
Add	dress of comparable property	Price	Date of sale
1	3 Macrobertson St TEMPLESTOWE LOWER 3107	\$1,320,000	04/12/2021
2	146 Swanston St TEMPLESTOWE LOWER 3107	\$1,292,000	09/10/2021
3	2/28 Millicent Av BULLEEN 3105	\$1,268,000	04/11/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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













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)







Price: \$1,320,000 Method: Auction Sale Date: 04/12/2021

Property Type: Townhouse (Res) Land Size: 350 sqm approx

Agent Comments



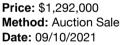






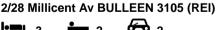


Agent Comments



Property Type: Townhouse (Res) Land Size: 417 sqm approx





Agent Comments



Method: Private Sale Date: 04/11/2021

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



