

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 5 Michael Street, Templestowe Lower, VIC 3107

Indicative selling price

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

Price Range \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,240,000 Property Type House Suburb Templestowe Lower (3107)

Period - From 30/03/2022 to 30/03/2023 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 |
|---|-------------|--------------|
| 36 MARCUS ROAD, TEMPLESTOWE LOWER VIC 3107 | \$1,375,000 | 01/12/2022 |
| 125 SWANSTON STREET, TEMPLESTOWE LOWER VIC 3107 | \$1,410,000 | 12/11/2022 |
| 10 DUMOSSA AVENUE, BULLEEN VIC 3105 | \$1,425,000 | 14/05/2022 |

This Statement of Information was prepared on: 30/03/2023