

# 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

19 Alburnum Crescent, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2023 to 30/06/2023 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	5 Kitson Cr TEMPLESTOWE LOWER 3107	\$1,240,000	07/10/2023
2	10 Newlyn Cl TEMPLESTOWE 3106	\$1,236,000	20/05/2023
3	23 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,200,000	08/08/2023

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: 12/10/2023 16:20

Jodi Longmore-Scott

9842 1188

0408 126 215

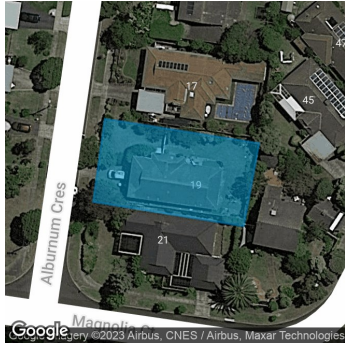
jlongmorescott@woodards.com.au

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

June quarter 2023: \$1,450,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 660 sqm approx

Agent Comments

## Comparable Properties



**5 Kitson Cr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,240,000

**Method:** Sold Before Auction

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 656 sqm approx



**10 Newlyn CI TEMPLESTOWE 3106 (REI/VG)**

Agent Comments



**Price:** \$1,236,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 661 sqm approx



**23 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 08/08/2023

**Property Type:** House

**Land Size:** 664 sqm approx

**Account - Woodards** | P: 03 9842 1188 | F: 03 9842 1799



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