

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

179 Macedon Road, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,095,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Templestowe Lower

Period - From 01/10/2019

to

30/09/2020

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	54 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,250,000	03/08/2020
2	21 Dellfield Dr TEMPLESTOWE LOWER 3107	\$1,100,000	01/06/2020
3	21 Ashford St TEMPLESTOWE LOWER 3107	\$1,070,000	24/07/2020

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:

09/10/2020 15:52