

## 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 32 David Road, Templestowe Lower

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,850,000

### Median sale price

Median price \$1,458,000 Property type House Suburb Templestowe Lower

Period - From July 2024 to Sept 2024 Source RealEstate.com

### Comparable property sales

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. 19 Flinders Street, Bulleen	\$ 1,828,000	20/08/2024
2. 10 Foote Street, Templestowe Lower	\$ 1,950,000	26/09/2024
3. 50 Caroline Drive, Templestowe Lower	\$ 1,700,000	21/05/2024

This Statement of Information was prepared on: 13/12/2024

## Comparable properties



**\$ 1,828,000**

19 Flinders Street, Bulleen, Victoria

DATE: 20/08/2024

PROPERTY TYPE: HOUSE

 4  2  
 2  906sqm



**\$ 1,950,000**

10 Foote Street, Templestowe Lower, Victoria

DATE: 26/09/2024

PROPERTY TYPE: HOUSE

 5  3  
 3  876 sqm






**\$ 1,700,000**

50 Caroline Drive, Templestowe Lower, Victoria

DATE: 21/05/2024

PROPERTY TYPE: HOUSE

 5  3  
 2  725 sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee