

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 6A Crawford Road, Templestowe Lower

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$1,400,000 Property type Townhouse Suburb Templestowe Lower

Period - From July 2024 to Sept 2024 Source REIV

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. 3/7 Frank Street, Doncaster	\$ 1,430,000	7/9/2024
2. 3/283 George Street, Doncaster	\$ 1,330,000	18/7/2024
3. 42 Scarlet Ash Drive, Templestowe Lower	\$ 1,750,000	15/4/2024

This Statement of Information was prepared on: 3/10/2024

Comparable properties



\$ 1,430,000

3/7 Frank Street, Doncaster, Victoria

DATE: 7/9/2024

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm



\$ 1,330,000

3/283 George Street, Doncaster, Victoria

DATE: 18/7/2024

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm



\$ 1,750,000

42 Scarlet Ash Drive, Templestowe Lower, Victoria

DATE: 15/4/2024

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm x

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Our Difference



Average of only 21 days on market



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