

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

15A Killarney Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price*

Median price \$1,270,000

Property Type House

Suburb Templestowe Lower

Period - From 06/11/2020

to

06/05/2021

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	4A Koonung Ct DONCASTER 3108	\$1,588,000	23/03/2021
2	3A Clauscen St TEMPLESTOWE LOWER 3107	\$1,503,000	21/04/2021
3	5a lans Gr TEMPLESTOWE LOWER 3107	\$1,430,000	25/02/2021

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:

06/05/2021 15:48

Lorenzo Centofanti

03 9840 1111

0478 258 000

LCentofanti@parkesproperty.com.au

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price *

06/11/2020 - 06/05/2021: \$1,270,000

* Agent calculated median



4 4 2

Property Type: House

Land Size: 368 sqm approx

Agent Comments

Comparable Properties



4A Koonung Ct DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,588,000

Method: Private Sale

Date: 23/03/2021

Property Type: House

Land Size: 480 sqm approx



3A Clausen St TEMPLESTOWE LOWER 3107 (REI) Agent Comments

4 2 2

Price: \$1,503,000

Method: Sold Before Auction

Date: 21/04/2021

Property Type: Townhouse (Res)

Land Size: 333 sqm approx



5a Ians Gr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

5 3 2

Price: \$1,430,000

Method: Private Sale

Date: 25/02/2021

Property Type: Townhouse (Single)

Land Size: 380 sqm approx