

# 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

17 Alburnum Crescent, Templestowe Lower Vic 3107

### Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

### Median sale price

Median price \$1,437,000

Property Type House

Suburb Templestowe Lower

Period - From 06/07/2021

to

05/07/2022

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	11 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,250,000	24/05/2022
2	10 Alburnum Cr TEMPLESTOWE LOWER 3107	\$1,235,000	23/04/2022
3	230 Manningham Rd TEMPLESTOWE LOWER 3107	\$1,188,000	26/04/2022

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:

06/07/2022 13:37



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

**Land Size:** 648 sqm approx

**Agent Comments**

## Comparable Properties



**11 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 24/05/2022

**Property Type:** House



**10 Alburnum Cr TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**



**Price:** \$1,235,000

**Method:** Auction Sale

**Date:** 23/04/2022

**Property Type:** House (Res)

**Land Size:** 656 sqm approx



**230 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**



**Price:** \$1,188,000

**Method:** Sold Before Auction

**Date:** 26/04/2022

**Property Type:** House (Res)

**Land Size:** 636 sqm approx