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	

Indicative selling price

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

Range between	\$1,180,000	&	\$1,280,000	
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Median sale price

Median price	\$1,437,000	Pro	perty Type Hou	ıse		Suburb	Templestowe Lower
Period - From	06/07/2021	to	05/07/2022	Soi	urce	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.

Ad	dress 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.

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This Statement of Information was prepared on:	06/07/2022 13:37



17 Alburnum Crescent, Templestowe Lower Vic 3107



John Konidaris 03 9842 8000 0412 776 650 john.konidaris@harcourts.com.au

Indicative Selling Price \$1,180,000 - \$1,280,000 Median House Price

06/07/2021 - 05/07/2022: \$1,437,000

Agent Comments

Agent Comments



Property Type: House (Previously

Property Type: House (Previous Occupied - Detached)

Land Size: 648 sqm approx

Agent Comments

Comparable Properties



11 Caroline Dr TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,250,000 Method: Private Sale Date: 24/05/2022 Property Type: House



(REI/VG)

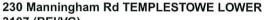
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Price: \$1,235,000 **Method:** Auction Sale **Date:** 23/04/2022

Property Type: House (Res) Land Size: 656 sqm approx





4



Price: \$1,188,000

Method: Sold Before Auction

Date: 26/04/2022

Property Type: House (Res) Land Size: 636 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



