

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

139 Swanston Street, Templestowe Lower

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

\$1,175,000

Median sale priceMedian price

\$1,170,000

Property type

House

Suburb

Templestowe Lower

Period - From

Oct 2020

to

Dec 2020

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. 49 Jacana Avenue, Templestowe Lower	\$ 1,175,000	11-12-2020
2. 22 Wellington Street, Templestowe Lower	\$ 1,180,000	7-12-2020
3. 7 Wattle Court, Templestowe Lower	\$ 1,120,000	14-11-2020

This Statement of Information was prepared on:

11/02/2021

Comparable properties



\$1,175,000

49 Jacana Avenue, Templestowe Lower, Victoria

DATE: 11-12-2020

PROPERTY TYPE: House



3



2



1



726 sqm



\$1,180,000

22 Wellington Street, Templestowe Lower, Victoria

DATE: 7-12-2020

PROPERTY TYPE: House



3



2



2



718 sqm



\$1,120,000

7 Wattle Court, Templestowe Lower, Victoria

DATE: 14-11-2020

PROPERTY TYPE: House



4



2



2



646 sqm

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21 days on market



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