

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

3 Macrobertson Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,437,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2021 to 30/09/2021 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	146 Swanston St TEMPLESTOWE LOWER 3107	\$1,292,000	09/10/2021
2	52a Anderson St TEMPLESTOWE 3106	\$1,240,000	01/10/2021
3	1/67 Hawtin St TEMPLESTOWE 3106	\$1,235,000	04/09/2021

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: 26/10/2021 17:58



Property Type: Townhouse

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



146 Swanston St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,292,000

Method: Auction Sale

Date: 09/10/2021

Property Type: Townhouse (Res)

Land Size: 417 sqm approx



52a Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,240,000

Method: Sold Before Auction

Date: 01/10/2021

Property Type: Townhouse (Res)



1/67 Hawtin St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,235,000

Method: Sold Before Auction

Date: 04/09/2021

Property Type: Townhouse (Res)

Land Size: 281 sqm approx