Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

4 Herlihys Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,680,000	&	\$1,800,000
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Median sale price

Median price	\$1,360,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/01/2024	to	31/12/2024		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

	areas or comparable property	1 1100	Date of Sale
1	2a Buller Tce TEMPLESTOWE LOWER 3107	\$1,700,000	08/11/2024
2	43 Herlihys Rd TEMPLESTOWE LOWER 3107	\$1,655,000	15/10/2024
3	70a Rose Av TEMPLESTOWE LOWER 3107	\$1,715,000	20/09/2024

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:	17/02/2025 15:05



Date of sale







Property Type: House Agent Comments

Indicative Selling Price \$1,680,000 - \$1,800,000 Median House Price Year ending December 2024: \$1,360,000

Comparable Properties



2a Buller Tce TEMPLESTOWE LOWER 3107 (REI/VG)

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Price: \$1,700,000

Method: Sold Before Auction

Date: 08/11/2024

Property Type: House (Res) **Land Size:** 308 sqm approx

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Agent Comments

Agent Comments



43 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI/VG)

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Price: \$1,655,000

Method: Sold Before Auction

Date: 15/10/2024

Property Type: House (Res) **Land Size:** 612 sqm approx

70a Rose Av TEMPLESTOWE LOWER 3107 (REI/VG)

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Agent Comments



Price: \$1,715,000 Method: Private Sale Date: 20/09/2024 Property Type: House Land Size: 359 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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