

# 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 319 High Street, 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)

Single price \$1,968,000

### Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2024 to 30/09/2024 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	Price	Date of sale
1	31 Henry St DONCASTER 3108	\$1,800,000	01/10/2024
2	10 Foote St TEMPLESTOWE LOWER 3107	\$1,950,000	18/09/2024
3	41 Hawtin St TEMPLESTOWE 3106	\$1,800,000	11/05/2024

**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: 26/10/2024 12:10

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**Indicative Selling Price**

\$1,968,000

**Median House Price**

September quarter 2024: \$1,360,000



 5  3  2

**Property Type:** House

**Land Size:** 662 sqm approx

Agent Comments

## Comparable Properties



**31 Henry St DONCASTER 3108 (REI)**

Agent Comments

 5  2  2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 01/10/2024

**Property Type:** House (Res)

**Land Size:** 653 sqm approx



**10 Foote St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 5  3  3

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 18/09/2024

**Property Type:** House (Res)

**Land Size:** 876 sqm approx



**41 Hawtin St TEMPLESTOWE 3106 (REI)**

Agent Comments

 4  4  2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** House (Res)

**Land Size:** 666 sqm approx

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