

# 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 30 Alfred 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)

Price Range

\$1,450,000

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\$1,550,000

### Median sale price

Median price

\$1,295,000

Property Type

House

Suburb

Templestowe Lower (3107)

Period - From

28/07/2020

to

28/07/2021

Source

Realestate

### Comparable property sales

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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
43 HODGSON STREET, TEMPLESTOWE LOWER VIC 3107	\$1,550,000	24/08/2021
179 MACEDON ROAD, TEMPLESTOWE LOWER VIC 3107	\$1,600,000	21/08/2021
20 FYFE DRIVE, TEMPLESTOWE LOWER VIC 3107	\$1,500,000	10/08/2021

This Statement of Information was prepared on: 02/09/2021