## 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

Address Including suburb and postcode	2 Genoa Court, Templestowe Lower Vic 3107

#### Indicative selling price

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

Single price \$1,258,000

#### Median sale price

Median price \$1,360,000	Pro	operty Type Ho	use	Suburb	Templestowe Lower
Period - From 01/07/2024	to	30/09/2024	Sou	rce 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

Addiess of comparable property		1 1100	Date of Sale
1	146 Macedon Rd TEMPLESTOWE LOWER 3107	\$980,000	16/11/2024
2	34 Lincoln Dr BULLEEN 3105	\$1,000,000	16/11/2024
3	48 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,100,000	15/11/2024

#### 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:	30/11/2024 14:03



Date of sale

#### BARRYPLANT



Indicative Selling Price \$1,258,000 Median House Price

September quarter 2024: \$1,360,000





Property Type: House Land Size: 802 sqm approx Agent Comments

# Comparable Properties



146 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Price: \$980,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) Land Size: 663 sqm approx

**Agent Comments** 



34 Lincoln Dr BULLEEN 3105 (REI)

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**a** 

**Price:** \$1,000,000 **Method:** Auction Sale **Date:** 16/11/2024

Property Type: House (Res) Land Size: 604 sqm approx

**Agent Comments** 

**Agent Comments** 



48 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,100,000

Method: Sold Before Auction

Date: 15/11/2024

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888





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