

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

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

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	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

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Indicative Selling Price

\$1,258,000

Median House Price

September quarter 2024: \$1,360,000



 3  2  2

Property Type: House

Land Size: 802 sqm approx

Agent Comments

Comparable Properties



146 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

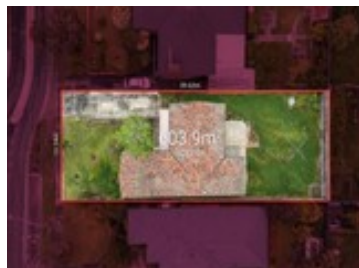
Price: \$980,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 663 sqm approx



34 Lincoln Dr BULLEEN 3105 (REI)

Agent Comments

 4  1  2

Price: \$1,000,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 604 sqm approx



48 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 15/11/2024

Property Type: House (Res)

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