

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 JEAN STREET TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

1/57 ROSE AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,069,000	27-Mar-23
1/8 BALMORAL AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,188,000	01-Jul-23
6 CRAWFORD ROAD TEMPLESTOWE LOWER VIC 3107	\$1,400,000	04-Sep-23

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 6 months.

This Statement of Information was prepared on: 09 October 2023



**1/57 ROSE AVENUE
TEMPLESTOWE LOWER VIC 3107**

 3  2  2

Sold Price **\$1,069,000** Sold Date **27-Mar-23**

Distance **1.58km**



**1/8 BALMORAL AVENUE
TEMPLESTOWE LOWER VIC 3107**

 3  2  2

Sold Price **\$1,188,000** Sold Date **01-Jul-23**

Distance **1.27km**



**6 CRAWFORD ROAD
TEMPLESTOWE LOWER VIC 3107**

 3  2  2

Sold Price **\$1,400,000** Sold Date **04-Sep-23**

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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