

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

166 Macedon Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,590,000

&

\$1,680,000

Median sale price

Median price \$1,405,000

Property Type House

Suburb Templestowe Lower

Period - From 01/10/2021

to

30/09/2022

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	1/37 Rose Av BULLEEN 3105	\$1,620,000	02/08/2022
2			
3			

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:

19/12/2022 16:23

166 Macedon Road, Templestowe Lower Vic 3107

Harcourts

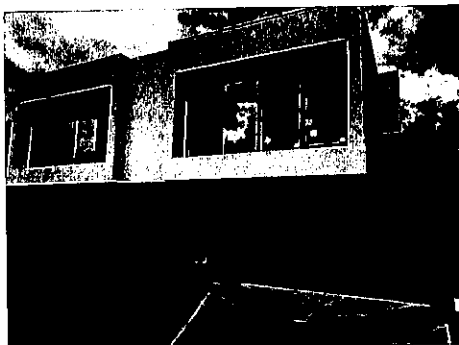
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Indicative Selling Price
\$1,590,000 - \$1,680,000

Median House Price

Year ending September 2022: \$1,405,000

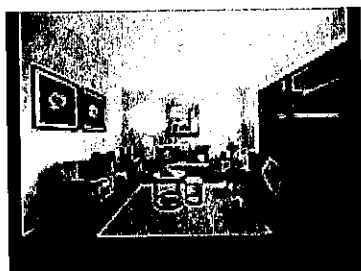


4 3 2

Property Type: House (Res)

Agent Comments

Comparable Properties



1/37 Rose Av BULLEEN 3105 (REI/VG)

Agent Comments

4 3 2

Price: \$1,620,000

Method: Private Sale

Date: 02/08/2022

Property Type: Townhouse (Single)

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.

Account - Harcourts Manningham | P: 03 9842 8000



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