Statement of Information Single residential property located in the Melbourne metropolitan area

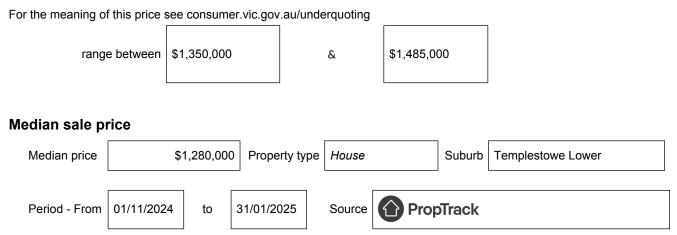
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

34A Marcus Road, Templestowe Lower, Vic 3107

Indicative selling price



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
12 Mincha Avenue, Templestowe Lower, VIC 3107	\$1,480,000	15/11/2024
8 Corroboree Place, Templestowe Lower, VIC 3107	\$1,425,000	29/10/2024
70 Millicent Avenue, Bulleen, VIC 3105	\$1,430,000	14/11/2024

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 05/02/2025

