

## 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

3/369 THOMPSONS ROAD TEMPLESTOWE LOWER VIC 3107

### Indicative selling price

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

Single Price

or range  
between

\$1,130,000

&

\$1,240,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Jan 2024

to

31 Dec 2024

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

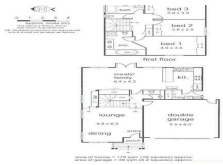
Date of sale

2/49 JOHN STREET TEMPLESTOWE LOWER VIC 3107	1210000	20-Sep-24
10 JACANA AVENUE TEMPLESTOWE LOWER VIC 3107	1235000	09-Nov-24

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: 21 January 2025



**2/49 JOHN STREET  
 TEMPLESTOWE LOWER VIC 3107**

 3  2  2

Sold Price **1210000** Sold Date **20-Sep-24**

Distance **1.26km**



**10 JACANA AVENUE  
 TEMPLESTOWE LOWER VIC 3107**

 3  2  2

Sold Price <sup>RS</sup> **1235000** Sold Date **09-Nov-24**

Distance **0.97km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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