

# 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

34 Caroline Drive, 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)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,165,750

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2020

to

31/12/2020

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	22 Wellington St TEMPLESTOWE LOWER 3107	\$1,180,000	07/12/2020
2	49 Jacana Av TEMPLESTOWE LOWER 3107	\$1,175,000	24/12/2020
3	10 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,150,000	10/12/2020

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:

03/02/2021 12:30



 3  -  1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 739 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2020: \$1,165,750

## Comparable Properties



**22 Wellington St TEMPLESTOWE LOWER 3107** **Agent Comments**  
(REI)

 3  2  2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 07/12/2020  
**Property Type:** House  
**Land Size:** 706 sqm approx



**49 Jacana Av TEMPLESTOWE LOWER 3107** **Agent Comments**  
(REI/VG)

 3  2  1

**Price:** \$1,175,000  
**Method:** Private Sale  
**Date:** 24/12/2020  
**Property Type:** House  
**Land Size:** 725 sqm approx



**10 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107** **Agent Comments**  
(REI)

 2  1  1

**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 10/12/2020  
**Property Type:** House (Res)  
**Land Size:** 642 sqm approx