

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

33 Scarlet Ash Drive 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

\$1,170,000

&

\$1,285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,309,250

Property type

House

Suburb

Templestowe Lower

Period-from

01 Dec 2020

to

30 Nov 2021

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

3 Roma Court Templestowe Lower VIC 3107	\$1,188,000	26-Jun-21
16 Ashford Street Templestowe Lower VIC 3107	\$1,180,000	12-Jun-21
5 Galli Court Templestowe Lower VIC 3107	\$1,184,000	15-Aug-21

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.~~

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**3 Roma Court Templestowe Lower
VIC 3107**

4 1 2

Sold Price

\$1,188,000

Sold Date

26-Jun-21

Distance

0.9km



**16 Ashford Street Templestowe
Lower VIC 3107**

5 2 2

Sold Price

\$1,180,000

Sold Date

12-Jun-21

Distance

1.41km



**5 Galli Court Templestowe Lower
VIC 3107**

3 1 1

Sold Price

\$1,184,000

Sold Date

15-Aug-21

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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