

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

23 Waratah Drive, Templestowe Lower

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,250,000

Median sale priceMedian price

\$1,340,000

Property type

House

Suburb

Templestowe Lower

Period - From

1 Jan 2023

to

31 March
2023

Source

REIV

Comparable property sales

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. 5 Rae Street, Templestowe Lower	\$ 1,235,000	14/4/2023
2. 10 Carroboree Place, Templestowe Lower	\$ 1,120,000	4/3/2023
3. 33 Ironbark Drive, Templestowe Lower	\$ 1,265,000	18/3/2023

This Statement of Information was prepared on:

23/06/2023

Comparable properties



\$ 1,235,000

5 Rae Street, Templestowe Lower, Victoria

DATE: 14/4/2023

PROPERTY TYPE: HOUSE

 3
  1
 2
 742 sqm



\$ 1,120,000

10 Carroboree Place, Templestowe Lower, Victoria

DATE: 4/3/2023

PROPERTY TYPE: HOUSE

 3
 2
 2
 726 sqm



\$ 1,265,000

33 Ironbark Drive, Templestowe Lower, Victoria

DATE: 18/3/2023

PROPERTY TYPE: HOUSE

 3
 1
 1
 663 sqm x

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Our Difference



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21 days on market



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