Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Jacana Avenue, Templestowe Lower Vic 3107
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,680,000	&	\$1,780,000
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Median sale price

Median price	\$1,515,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/01/2023	to	31/03/2023		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

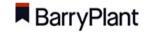
Add	dress of comparable property	Price	Date of sale
1	11 Yarra Ct TEMPLESTOWE LOWER 3107	\$1,661,000	16/03/2023
2	166 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,639,500	01/03/2023
3	10 Yarra Ct TEMPLESTOWE LOWER 3107	\$1,555,000	20/05/2023

OR

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

This Statement of Information was prepared on:	22/05/2023 13:13







Indicative Selling Price \$1,680,000 - \$1,780,000 **Median House Price**

March quarter 2023: \$1,515,000



Property Type: House

Land Size: 364 sqm approx

Agent Comments

Comparable Properties



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Price: \$1,661,000

Method: Sold Before Auction

Date: 16/03/2023

Property Type: House (Res) Land Size: 347 sqm approx

166 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Price: \$1.639.500 Method: Private Sale Date: 01/03/2023

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



10 Yarra Ct TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,555,000 Method: Auction Sale Date: 20/05/2023

Property Type: House (Res) Land Size: 354 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



