

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

29 Jacana Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,680,000 & \$1,780,000

Median sale price

Median price \$1,515,000 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$1,680,000 - \$1,780,000

Median House Price

March quarter 2023: \$1,515,000



 5  3  2

Property Type: House

Land Size: 364 sqm approx

Agent Comments

Comparable Properties



11 Yarra Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

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)

Agent Comments

 4  3  2

Price: \$1,639,500

Method: Private Sale

Date: 01/03/2023

Property Type: Townhouse (Res)



10 Yarra Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$1,555,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 354 sqm approx