

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

6 Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,895,000

&

\$2,080,000

Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2024

to

30/06/2024

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	12 Dellfield Dr TEMPLESTOWE LOWER 3107	\$2,300,000	18/06/2024
2	1 Arapilles Dr TEMPLESTOWE LOWER 3107	\$2,350,000	09/05/2024
3	62 Yarra Valley Blvd BULLEEN 3105	\$2,039,999	16/03/2024

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:

27/08/2024 14:56

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Indicative Selling Price

\$1,895,000 - \$2,080,000

Median House Price

June quarter 2024: \$1,380,000



 4  3  2

Property Type: House

Land Size: 726 sqm approx

Agent Comments

Comparable Properties



12 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  2

Price: \$2,300,000

Method: Private Sale

Date: 18/06/2024

Property Type: House

Land Size: 654 sqm approx



1 Arapilles Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$2,350,000

Method: Private Sale

Date: 09/05/2024

Property Type: House (Res)

Land Size: 725 sqm approx



62 Yarra Valley Blvd BULLEEN 3105 (REI)

Agent Comments

 5  3  2

Price: \$2,039,999

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 600 sqm approx

Account - Barry Plant | P: 03 9842 8888