

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

25 Oak Crescent, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,390,000

&

\$1,490,000

Median sale price

Median price \$1,411,000

Property Type House

Suburb Templestowe Lower

Period - From 01/10/2021

to 31/12/2021

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	1 Marilyn St DONCASTER 3108	\$1,480,000	22/11/2021
2	10 Scenic Rise DONCASTER 3108	\$1,454,000	11/09/2021
3	49 Rose Av BULLEEN 3105	\$1,400,500	11/10/2021

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:

08/03/2022 16:24



Property Type: House

Land Size: 689 sqm approx

Agent Comments

Comparable Properties



1 Marilyn St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,480,000

Method: Private Sale

Date: 22/11/2021

Property Type: House

Land Size: 660 sqm approx



10 Scenic Rise DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,454,000

Method: Auction Sale

Date: 11/09/2021

Property Type: House (Res)

Land Size: 766 sqm approx



49 Rose Av BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,400,500

Method: Auction Sale

Date: 11/10/2021

Property Type: House (Res)

Land Size: 615 sqm approx