

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

30 Mayfair Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,300,000 & \$1,390,000

Median sale price

Median price \$1,437,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2021 to 30/09/2021 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.

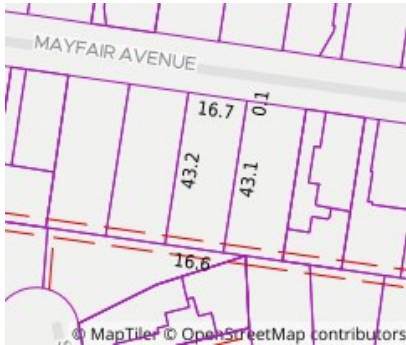
Address of comparable property		Price	Date of sale
1	12 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,380,000	23/11/2021
2	32 Palmerston Av TEMPLESTOWE LOWER 3107	\$1,353,000	31/10/2021
3	11 Sinclair Av TEMPLESTOWE LOWER 3107	\$1,335,000	19/10/2021

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:

16/12/2021 16:44



Property Type: House

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



12 Lauri Ann St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,380,000

Method: Sold After Auction

Date: 23/11/2021

Property Type: House (Res)

Land Size: 730 sqm approx

32 Palmerston Av TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,353,000

Method: Auction Sale

Date: 31/10/2021

Property Type: House (Res)

Land Size: 665 sqm approx



11 Sinclair Av TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,335,000

Method: Sold Before Auction

Date: 19/10/2021

Property Type: House (Res)

Land Size: 652 sqm approx