

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 \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2024 to 31/12/2024 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	33 Robert St BULLEEN 3105	\$1,915,000	07/12/2024
2	8 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,690,000	16/11/2024
3	43 Herlihys Rd TEMPLESTOWE LOWER 3107	\$1,655,000	15/10/2024

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:

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2024: \$1,310,000



Property Type: House

Land Size: 726 sqm approx

Agent Comments

Comparable Properties



33 Robert St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,915,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 609 sqm approx



8 Jeffrey St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,690,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 726 sqm approx



43 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,655,000

Method: Sold Before Auction

Date: 15/10/2024

Property Type: House (Res)

Land Size: 612 sqm approx

Account - Barry Plant | P: 03 9842 8888