

# 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

28 Jean Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,600,000

&

\$1,690,000

### Median sale price

Median price

\$1,603,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2022

to

31/03/2022

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 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,799,000	21/05/2022
2	32 Margot Av DONCASTER 3108	\$1,740,000	25/06/2022
3	25 Oak Cr TEMPLESTOWE LOWER 3107	\$1,666,000	02/04/2022

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:

04/07/2022 15:25



**Property Type:** House

**Land Size:** 668 sqm approx

Agent Comments

## Comparable Properties



**12 Cambridge Wynd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,799,000

**Method:** Auction Sale

**Date:** 21/05/2022

**Property Type:** House (Res)

**Land Size:** 726 sqm approx



**32 Margot Av DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,740,000

**Method:** Auction Sale

**Date:** 25/06/2022

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**25 Oak Cr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,666,000

**Method:** Sold Before Auction

**Date:** 02/04/2022

**Property Type:** House (Res)

**Land Size:** 689 sqm approx