

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 18 Ruffey Street, Templestowe Lower, VIC 3107

Indicative selling price

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

Single Price \$1,400,000

Median sale price

Median price \$1,441,000 Property Type House Suburb Templestowe Lower (3107)

Period - From 08/09/2022 to 08/09/2023 Source Realestate

Comparable property sales

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
26A ALFRED STREET, TEMPLESTOWE LOWER VIC 3107	\$1,359,000	17/06/2024
10 BENAMBRA DRIVE, TEMPLESTOWE LOWER VIC 3107	\$1,400,000	11/07/2024
1/369 THOMPSONS ROAD, TEMPLESTOWE LOWER VIC 3107	\$1,460,000	17/02/2024

This Statement of Information was prepared on: 20/08/2024