

# 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 Jeffrey 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,380,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2024 to 30/06/2024 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	18 Hill View Pde TEMPLESTOWE LOWER 3107	\$1,100,000	27/07/2024
2	31 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,181,000	27/07/2024
3	34 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,300,000	15/07/2024

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.~~

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**Property Type:** House  
**Land Size:** 723 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
June quarter 2024: \$1,380,000

## Comparable Properties



**18 Hill View Pde TEMPLESTOWE LOWER 3107** Agent Comments (REI)



**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 27/07/2024  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



**31 Ironbark Dr TEMPLESTOWE LOWER 3107** Agent Comments (REI)



**Price:** \$1,181,000  
**Method:** Auction Sale  
**Date:** 27/07/2024  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**34 Scarlet Ash Dr TEMPLESTOWE LOWER 3107** (REI) Agent Comments



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 15/07/2024  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx

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