

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

10 Nestor Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

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.

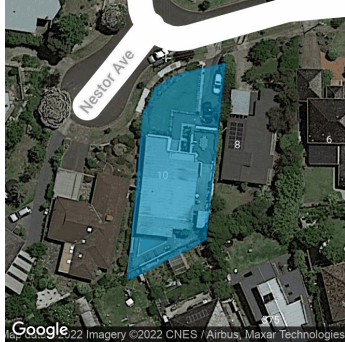
	Address of comparable property	Price	Date of sale
1	24 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,616,000	19/03/2022
2	51 Lynnwood Pde TEMPLESTOWE LOWER 3107	\$1,590,000	29/03/2022
3	26 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,530,000	14/05/2022

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 11:44



Rooms: 3

Property Type: House

Land Size: 720.457 sqm approx

Agent Comments

Comparable Properties



24 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,616,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

Land Size: 659 sqm approx



51 Lynnwood Pde TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,590,000

Method: Sold Before Auction

Date: 29/03/2022

Property Type: House (Res)

Land Size: 643 sqm approx



26 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,530,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 652 sqm approx