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	10 Nestor Avenue, Templestowe Lower Vic 3107
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,603,000	Pro	perty Type H	ouse		Suburb	Templestowe Lower
Period - From	01/01/2022	to	31/03/2022	So	ource	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

Add	dress 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 comparableproperties 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

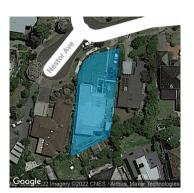


RT Edgar

James Hatzolos 03 8888 2020 0418 518 694 ihatzolos@rtedgar.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price**

March quarter 2022: \$1,603,000



Rooms: 3

Property Type: House

Land Size: 720.457 sqm approx

Agent Comments

Comparable Properties



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







Price: \$1,616,000 Method: Auction Sale Date: 19/03/2022

Property Type: House (Res) Land Size: 659 sqm approx

Agent Comments



51 Lynnwood Pde TEMPLESTOWE LOWER

3107 (REI/VG)





Price: \$1.590.000

Method: Sold Before Auction

Date: 29/03/2022

Property Type: House (Res) Land Size: 643 sqm approx

Agent Comments

Agent Comments



26 Ironbark Dr TEMPLESTOWE LOWER 3107

(REI)





Price: \$1,530,000 Method: Auction Sale Date: 14/05/2022

Property Type: House (Res) Land Size: 652 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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