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

12a Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,500,000		&		\$1,650,000					
Median sale p	rice									
Median price	\$1,200,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower		
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	61 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,570,000	05/12/2019
2	15a Linton Av TEMPLESTOWE LOWER 3107	\$1,550,000	12/04/2020
3	31a Alfred St TEMPLESTOWE LOWER 3107	\$1,528,000	21/03/2020

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:

11/06/2020 16:12



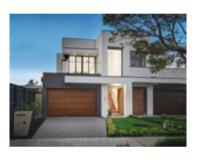




Property Type: House Land Size: 356 sqm approx Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** March quarter 2020: \$1,200,000

Comparable Properties





61 Jeffrey St TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$1,570,000 Method: Private Sale Date: 05/12/2019 Property Type: House Land Size: 398 sqm approx

15a Linton Av TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$1,550,000 Method: Private Sale Date: 12/04/2020 Property Type: Townhouse (Single)

3

Property Type: Townhouse (Res) Land Size: 369 sqm approx

Price: \$1,528,000 Method: Auction Sale Date: 21/03/2020 Rooms: 7



31a Alfred St TEMPLESTOWE LOWER 3107 (REI/VG) **2 1** 4

Agent Comments

Account - Barry Plant | P: 03 9842 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.