

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 between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2020

to

31/03/2020

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	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

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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
(REI/VG)

[Agent Comments](#)

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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
(REI)

[Agent Comments](#)

 5  3  2

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



31a Alfred St TEMPLESTOWE LOWER 3107
(REI/VG)

[Agent Comments](#)

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Price: \$1,528,000
Method: Auction Sale
Date: 21/03/2020
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 369 sqm approx