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	16 Sylvia Street, 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 \$1,190,000	&	\$1,250,000
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Median sale price

Median price	\$1,360,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	20 Kanooka Av TEMPLESTOWE LOWER 3107	\$1,120,000	07/12/2024
2	51 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,035,000	07/12/2024
3	6 Sylvia St TEMPLESTOWE LOWER 3107	\$1,300,000	16/10/2024

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:	18/12/2024 11:58









Property Type: House Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price \$1,190,000 - \$1,250,000 **Median House Price** September quarter 2024: \$1,360,000

Comparable Properties



20 Kanooka Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

Price: \$1,120,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 729 sqm approx



51 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

Price: \$1,035,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 728 sqm approx



6 Sylvia St TEMPLESTOWE LOWER 3107 (REI/VG)

Price: \$1,300,000

Method: Sold Before Auction

Date: 16/10/2024

Property Type: House (Res) Land Size: 730 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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