

# 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

16 Sylvia Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,190,000 & \$1,250,000

### Median sale price

Median price \$1,360,000 Property 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	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 comparable properties 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



 4    2    2

**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

 3    1    2

**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

 4    1    1

**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)**

Agent Comments

 3    1    2

**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 16/10/2024  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx

Account - Barry Plant | P: 03 9842 8888