Statement of Information

Single residential property located in the Melbourne metropolitan area

			Sectio	n 47AF	of the Estate A	gents Act 1980
Property offered for	sale					
Address Including suburb and postcode	5 Cygnet Avenue, Templestowe Lower Vic 3107					
Indicative selling pri	ce					
For the meaning of this	price see co	nsumer.vic.gov	v.au/underquo	ting		
Range between \$900,000		&	\$990,00	0		
Median sale price*						
Median price	F	Property Type] Sı	uburb Templesto	we Lower
Period - From	to		So	ource		
Comparable propert	y sales (*D	elete A or B	below as ap	plicable	e)	
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 11 Calderwood St BULLEEN 3105					\$1,450,000	05/12/2023
2 12 Arapilles Dr TEMPLESTOWE LOWER 3107					\$1,388,000	01/02/2024
3 5 Rose Av BULLEEN 3105					\$1,190,500	01/07/2023

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:	27/02/2024 08:40
	1 21/02/2024 00:40



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: Land Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 No median price available

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.

Comparable Properties



11 Calderwood St BULLEEN 3105 (REI)





Price: \$1,450,000 Method: Private Sale Date: 05/12/2023

Property Type: Land (Res) Land Size: 728 sqm approx **Agent Comments**



12 Arapilles Dr TEMPLESTOWE LOWER 3107

(REI)





Agent Comments

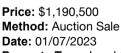
Price: \$1,388,000 Method: Private Sale Date: 01/02/2024 Property Type: Land Land Size: 725 sqm approx

5 Rose Av BULLEEN 3105 (REI/VG)





Agent Comments



Property Type: Land (Res) Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9842 8888



