

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

5 Cygnet Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$990,000

Median sale price*

Median price

Property Type

Suburb

Templestowe Lower

Period - From

to

Source

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	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

* 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)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 05/12/2023
Property Type: Land (Res)
Land Size: 728 sqm approx



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



Price: \$1,190,500
Method: Auction Sale
Date: 01/07/2023
Property Type: Land (Res)
Land Size: 650 sqm approx