

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

2/6 Jacana Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,155,250 Property Type Townhouse Suburb Templestowe Lower

Period - From 16/07/2023 to 15/07/2024 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	2/94-96 Parker St TEMPLESTOWE LOWER 3107	\$950,000	24/02/2024
2	4/26 Parker St TEMPLESTOWE LOWER 3107	\$1,030,000	25/02/2024
3	1/1 Derreck Av BULLEEN 3105	\$970,000	23/02/2024

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:

16/07/2024 11:15



 3  2  2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median Townhouse Price
16/07/2023 - 15/07/2024: \$1,155,250

Comparable Properties

2/94-96 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$950,000
Method:
Date: 24/02/2024
Property Type: House



4/26 Parker St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,030,000
Method: Private Sale
Date: 25/02/2024
Property Type: Townhouse (Single)



1/1 Derreck Av BULLEEN 3105 (REI/VG)

Agent Comments

 3  2  1

Price: \$970,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888