

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

2/24 GLENAIR STREET TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

1/351 HIGH STREET TEMPLESTOWE LOWER VIC 3107	\$1,358,000	19-Nov-23
15A AIRDRIE COURT TEMPLESTOWE LOWER VIC 3107	\$1,418,000	26-Sep-23
1/269 HIGH STREET TEMPLESTOWE LOWER VIC 3107	\$1,501,000	19-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 05 March 2024

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1/351 HIGH STREET TEMPLESTOWE LOWER VIC 3107 Sold Price ^{RS} **\$1,358,000** Sold Date **19-Nov-23**

4 3 2

Distance **0.44km**



15A AIRDRIE COURT TEMPLESTOWE LOWER VIC 3107 Sold Price **\$1,418,000** Sold Date **26-Sep-23**

4 3 2

Distance **0.71km**



1/269 HIGH STREET TEMPLESTOWE LOWER VIC 3107 Sold Price **\$1,501,000** Sold Date **19-Oct-23**

4 - -

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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