

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

17 Airds Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,515,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2023

to 31/03/2023

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	4 Wren Ct TEMPLESTOWE LOWER 3107	\$1,275,888	07/02/2023
2	23 Pinnacle Cr BULLEEN 3105	\$1,270,500	03/12/2022
3	280 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,202,000	19/11/2022

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:

18/05/2023 12:07

17 Airs Road, Templestowe Lower Vic 3107

Harcourts

George Young

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Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

March quarter 2023: \$1,515,000



Property Type: House (Previously Occupied - Detached)

Land Size: 726 sqm approx

Agent Comments

Comparable Properties



4 Wren Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,275,888

Method: Private Sale

Date: 07/02/2023

Rooms: 8

Property Type: House (Res)

Land Size: 817 sqm approx



23 Pinnacle Cr BULLEEN 3105 (REI/VG) Agent Comments



Price: \$1,270,500

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 718 sqm approx



280 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$1,202,000

Method: Auction Sale

Date: 19/11/2022

Property Type: House (Res)

Land Size: 781 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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