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	Pro	operty Type	House		Suburb	Templestowe Lower
Period - From	01/01/2023	to	31/03/2023	S	ource	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
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George Young 03 9842 8000 0407 303 800 george.young@harcourts.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price March guarter 2023: \$1,515,000

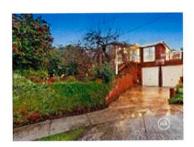




Property Type: House (Previously Occupied - Detached) Land Size: 726 sqm approx

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)

4

Price: \$1,270,500 Method: Auction Sale Date: 03/12/2022

Property Type: House (Res) Land Size: 718 sqm approx Agent Comments



280 Templestowe Rd TEMPLESTOWE LOWER Agent Comments

3107 (REI/VG)

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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