

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

11 Jeffrey Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,371,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2023 to 30/09/2024 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 | 97a Willow Bnd BULLEEN 3105 | \$1,501,000 | 11/10/2024 |
| 2 | 6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 | \$1,580,000 | 13/04/2024 |
| 3 | 15 Sunhill Rd TEMPLESTOWE LOWER 3107 | \$1,580,000 | 05/08/2023 |

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.~~

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4 3 2

Property Type: House (Res)

Land Size: 386 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending September 2024: \$1,371,000

Comparable Properties



97a Willow Bnd BULLEEN 3105 (REI)

Agent Comments

4 3 2

Price: \$1,501,000

Method: Sold Before Auction

Date: 11/10/2024

Property Type: House

Land Size: 358 sqm approx



6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,580,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 309 sqm approx



15 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,580,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 364 sqm approx

Account - VICPROP



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