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 betweer	\$1,500,000		&		\$1,600,000				
Median sale p	rice								
Median price	\$1,371,000	Pro	operty Type	ty Type Hous			Suburb	Templestowe Lower	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress 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.

This Statement of Information was prepared on:

10/12/2024 16:47



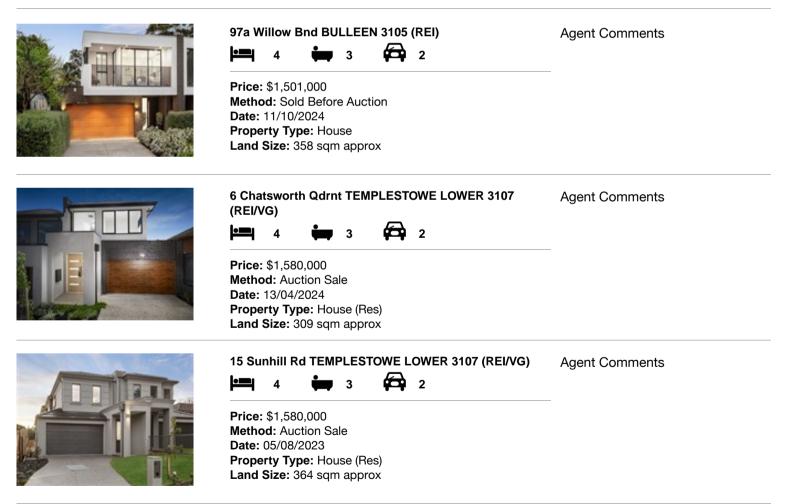
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Property Type: House (Res) Land Size: 386 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending September 2024: \$1,371,000

Comparable Properties



Account - VICPROP



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