

# 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

8 Eric Avenue, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2022 to 30/09/2022 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	39 Nirvana Cr BULLEEN 3105	\$1,100,000	29/09/2022
2	89 Hodgson St TEMPLESTOWE LOWER 3107	\$1,080,000	02/09/2022
3	17 Helene St BULLEEN 3105	\$1,065,000	16/09/2022

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:

18/10/2022 14:52



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
September quarter 2022: \$1,360,000

## Comparable Properties



**39 Nirvana Cr BULLEEN 3105 (REI)**

**Agent Comments**



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 29/09/2022  
**Property Type:** House (Res)  
**Land Size:** 666 sqm approx



**89 Hodgson St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 02/09/2022  
**Property Type:** House  
**Land Size:** 650 sqm approx



**17 Helene St BULLEEN 3105 (REI)**

**Agent Comments**



**Price:** \$1,065,000  
**Method:** Private Sale  
**Date:** 16/09/2022  
**Property Type:** House  
**Land Size:** 634 sqm approx

**Account - Philip Webb**