

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

20a Cavendish Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,398,000

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	12 Mincha Av TEMPLESTOWE LOWER 3107	\$1,480,000	15/11/2024
2	1/25 Warringal St BULLEEN 3105	\$1,462,500	26/10/2024
3	11 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,645,000	23/10/2024

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:

22/11/2024 11:46



Property Type:

Agent Comments

Comparable Properties



12 Mincha Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,480,000

Method: Private Sale

Date: 15/11/2024

Property Type: House

Land Size: 380 sqm approx



1/25 Warringal St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,462,500

Method: Auction Sale

Date: 26/10/2024

Property Type: Townhouse (Res)



11 Jeffrey St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,645,000

Method: Private Sale

Date: 23/10/2024

Property Type: House (Res)