

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

18 Pentlowe Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,270,000

&

\$1,390,000

Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Templestowe Lower

Period - From

29/08/2022

to

28/08/2023

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	6 Glenda St DONCASTER 3108	\$1,350,000	22/03/2023
2	34 Marianne Way DONCASTER 3108	\$1,295,000	21/04/2023
3	33 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,265,500	18/03/2023

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:

29/08/2023 15:36