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	
pootocuo	

Indicative selling price

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

Range between	\$1,400,000	&	\$1,500,000
Range between	\$1,400,000	&	\$1,500,000

Median sale price

Median price	\$1,440,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	8 Somerville St DONCASTER 3108	\$1,401,888	15/01/2024
2	4 Mayfair Av TEMPLESTOWE LOWER 3107	\$1,400,000	25/11/2023
3	46 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,350,000	16/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/05/2024 12:46









Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** March quarter 2024: \$1,440,000

Comparable Properties



8 Somerville St DONCASTER 3108 (REI/VG)

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Price: \$1,401,888 Method: Private Sale Date: 15/01/2024 Property Type: House Land Size: 693 sqm approx **Agent Comments**



4 Mayfair Av TEMPLESTOWE LOWER 3107

(REI/VG)

Price: \$1,400,000 Method: Auction Sale Date: 25/11/2023

Property Type: House (Res) Land Size: 721 sqm approx Agent Comments



46 Bryson Gr TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1,350,000 Method: Private Sale Date: 16/11/2023

Property Type: House (Res) Land Size: 753 sqm approx

Agent Comments





Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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