

# 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

23 Sheahans Road, Templestowe Lower Vic 3107

### Indicative selling price

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

Single price

\$1,410,000

### Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2023

to

30/09/2023

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 | 4 Southam Ct BULLEEN 3105              | \$1,445,000 | 03/06/2023   |
| 2 | 7 Hill View Pde TEMPLESTOWE LOWER 3107 | \$1,440,000 | 16/06/2023   |
| 3 | 41 Sheahans Rd BULLEEN 3105            | \$1,400,000 | 10/07/2023   |

**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:

16/10/2023 12:43



4 2 3

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

## Comparable Properties



4 Southam Ct BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,445,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 650 sqm approx



7 Hill View Pde TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$1,440,000

Method: Private Sale

Date: 16/06/2023

Property Type: House (Res)

Land Size: 688 sqm approx



41 Sheahans Rd BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Private Sale

Date: 10/07/2023

Property Type: House (Res)

Land Size: 800 sqm approx