### 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

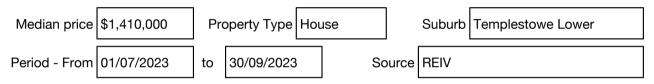
23 Sheahans Road, Templestowe Lower Vic 3107

#### Indicative selling price

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Single price \$1,410,000

#### Median sale price



#### 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.

Add	dress 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



# Harcourts





**Property Type:** House (Res) **Land Size:** 652 sqm approx Agent Comments Nima Goharpey 03 9842 8000 0425 727 441 nima.goharpey@harcourts.com.au

Indicative Selling Price \$1,410,000 Median House Price September quarter 2023: \$1,410,000

## **Comparable Properties**



4 Southam Ct BULLEEN 3105 (REI/VG)



Price: \$1,445,000 Method: Auction Sale Date: 03/06/2023 Property Type: House (Res) Land Size: 650 sqm approx Agent Comments



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



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

Price: \$1,400,000 Method: Private Sale Date: 10/07/2023 Property Type: House (Res) Land Size: 800 sqm approx

#### Account - Harcourts Manningham | P: 03 9842 8000





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