Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	20 Scarlet Ash Drive, Templestowe Lower Vic 3107
Including suburb and	· ·
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,375,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/04/2022	to	30/06/2022		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

	aress of comparable property	1 1100	Date of Sale
1	17 Alburnum Cr TEMPLESTOWE LOWER 3107	\$1,210,000	30/07/2022
2	94 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,165,000	18/06/2022
3	4 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,110,000	23/06/2022

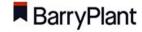
OR

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:	01/08/2022 14:15



Date of sale





Property Type: House Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,190,000 **Median House Price** June quarter 2022: \$1,375,000

Comparable Properties



17 Alburnum Cr TEMPLESTOWE LOWER 3107 Agent Comments

(REI)

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Price: \$1,210,000 Method: Auction Sale Date: 30/07/2022

Property Type: House (Res) Land Size: 648 sqm approx



94 Macedon Rd TEMPLESTOWE LOWER 3107 Agent Comments

(REI)



Price: \$1,165,000 Method: Auction Sale Date: 18/06/2022

Property Type: House (Res) Land Size: 726 sqm approx



4 Gidgee Av TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,110,000 Method: Private Sale Date: 23/06/2022 Property Type: House Land Size: 752 sqm approx

Account - Barry Plant | P: 03 9842 8888





Agent Comments