

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

20 Scarlet Ash Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,100,000

&

\$1,190,000

Median sale price

Median price

\$1,375,000

Property 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	Price	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



 4  2  2

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)

 3  2  2

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)

 3  2  2

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 **Agent Comments**
(REI)

 5  1  -

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