

## 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

14 Michael Sreet, Templestowe Lower

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$1,535,000

**Median sale price**Median price 

\$1,440,000

Property type 

HOUSE

Suburb 

Templestowe Lower

Period - From 

APRIL

to

JUNE

Source 

REIV

**Comparable property sales**

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 37 Bryson Grove, Templestowe Lower	\$1,580,000	22/05/21
2 13 Linton Avenue, Templestowe Lower	\$1,527,000	04/09/21
3 20 Fyfe Drive, Templestowe Lower	\$1,500,000	10/08/21

This Statement of Information was prepared on: 

15/09/21

## Comparable properties



**\$1,580,000**

37 Bryson Grove,, Templestowe Lower, Victoria

DATE: 22/05/21

PROPERTY TYPE: HOUSE



4



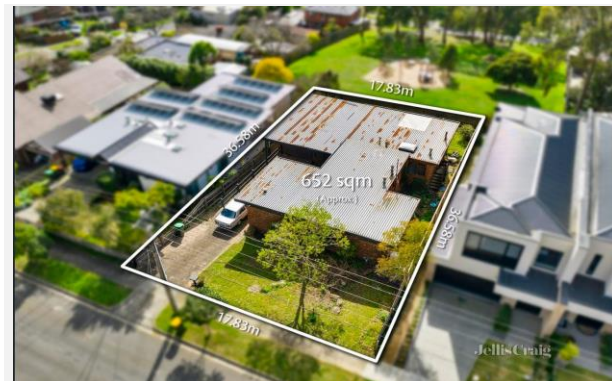
2



2



688 sqm



**\$1,527,000**

13 Linton Avenue, Templestowe Lower, Victoria

DATE: 04/09/21

PROPERTY TYPE: HOUSE



4



2



1



652 sqm



**\$1,500,000**

20 Fyfe Drive, Templestowe Lower Victoria

DATE: 10/08/21

PROPERTY TYPE: HOUSE



3



1



5



656 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee