Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 54 Airds Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,380,000	Pro	Property Type Hous		se		Suburb	Templestowe Lower
Period - From	31/08/2023	to	30/08/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Madeleine St DONCASTER 3108	\$1,455,000	31/08/2024
2	20 Astley St TEMPLESTOWE LOWER 3107	\$1,510,500	04/07/2024
3	8 Kiloran Ct TEMPLESTOWE 3106	\$1,540,000	01/04/2024

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:

31/08/2024 18:00



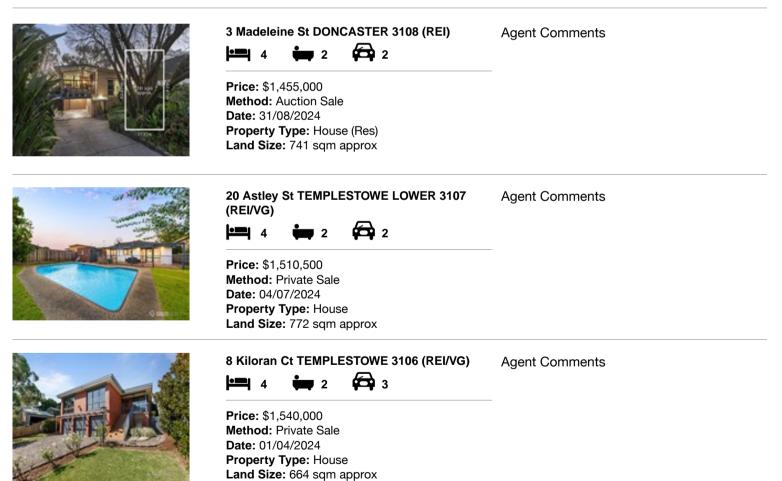
McGrath





Property Type: House (Res) **Land Size:** 721 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price 31/08/2023 - 30/08/2024: \$1,380,000

Comparable Properties



Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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