

# 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 54 Airds Road, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,380,000 Property Type House Suburb Templestowe Lower

Period - From 31/08/2023 to 30/08/2024 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	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



4   3   2

**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



**3 Madeleine St DONCASTER 3108 (REI)**

Agent Comments

4   2   2

**Price:** \$1,455,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** House (Res)

**Land Size:** 741 sqm approx



**20 Astley St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,510,500

**Method:** Private Sale

**Date:** 04/07/2024

**Property Type:** House

**Land Size:** 772 sqm approx



**8 Kiloran Ct TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$1,540,000

**Method:** Private Sale

**Date:** 01/04/2024

**Property Type:** House

**Land Size:** 664 sqm approx

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