

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

11 Millard Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,165,750 Property Type House Suburb Templestowe Lower

Period - From 01/10/2020 to 31/12/2020 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	46 Templestowe Rd BULLEEN 3105	\$1,060,000	08/10/2020
2	39 Lowan Av TEMPLESTOWE LOWER 3107	\$1,050,000	30/11/2020
3	36 Apex Cr BULLEEN 3105	\$999,999	08/12/2020

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:

18/01/2021 13:30



Property Type: House

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



46 Templestowe Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 08/10/2020

Property Type: House (Res)

Land Size: 705 sqm approx



39 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 30/11/2020

Property Type: House (Res)

Land Size: 648 sqm approx



36 Apex Cr BULLEEN 3105 (REI)

Agent Comments



Price: \$999,999

Method: Sold Before Auction

Date: 08/12/2020

Property Type: House (Res)

Land Size: 600 sqm approx