

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

2/24 GLENAIR STREET TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

1/6 WARATAH DRIVE TEMPLESTOWE LOWER VIC 3107	\$1,272,000	11-Apr-24
1/369 THOMPSONS ROAD TEMPLESTOWE LOWER VIC 3107	\$1,460,000	17-Feb-24
20 ALFRED STREET TEMPLESTOWE LOWER VIC 3107	\$1,465,000	19-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 12 August 2024

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**1/6 WARATAH DRIVE
TEMPLESTOWE LOWER VIC 3107**

4 2 2

Sold Price **\$1,272,000** Sold Date **11-Apr-24**

Distance **0.25km**

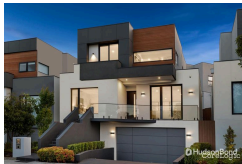


**1/369 THOMPSONS ROAD
TEMPLESTOWE LOWER VIC 3107**

4 3 2

Sold Price **\$1,460,000** Sold Date **17-Feb-24**

Distance **0.61km**



**20 ALFRED STREET
TEMPLESTOWE LOWER VIC 3107**

4 3 2

Sold Price **\$1,465,000** Sold Date **19-Mar-24**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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