

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

12a Gertrude Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,380,000

&

\$1,480,000

Median sale price

Median price

\$1,177,500

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

07/10/2023

to

06/10/2024

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	12a Flinders St BULLEEN 3105	\$1,645,000	27/09/2024
2	2/24 Glenair St TEMPLESTOWE LOWER 3107	\$1,300,000	26/09/2024
3	17 Curnola Av DONCASTER 3108	\$1,472,000	02/09/2024

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:

07/10/2024 16:04



 4  2  2

Property Type:
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median Townhouse Price
07/10/2023 - 06/10/2024: \$1,177,500

Comparable Properties



12a Flinders St BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,645,000
Method: Sold Before Auction
Date: 27/09/2024
Property Type: House
Land Size: 357 sqm approx



2/24 Glenair St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,300,000
Method: Private Sale
Date: 26/09/2024
Property Type: Townhouse (Single)
Land Size: 172 sqm approx



17 Curnola Av DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,472,000
Method: Private Sale
Date: 02/09/2024
Property Type: House (Res)
Land Size: 382 sqm approx