

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

12 Romilly Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2024 to 30/09/2024 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	7 Dellwood Ct TEMPLESTOWE 3106	\$1,380,000	30/11/2024
2	15 Exeter CI TEMPLESTOWE LOWER 3107	\$1,235,000	18/11/2024
3	20 Alburnum Cr TEMPLESTOWE LOWER 3107	\$1,380,000	15/11/2024

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:

09/12/2024 13:15



 5  3  2

Property Type: House (Res)

Land Size: 725 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

September quarter 2024: \$1,360,000

Comparable Properties



7 Dellwood Ct TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 5  3  2

Price: \$1,380,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 756 sqm approx



15 Exeter CI TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 5  3  4

Price: \$1,235,000

Method: Private Sale

Date: 18/11/2024

Property Type: House (Res)

Land Size: 662 sqm approx



20 Alburnum Cr TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 5  3  3

Price: \$1,380,000

Method: Sold Before Auction

Date: 15/11/2024

Property Type: House (Res)

Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9842 8888