## 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

104A Macedon Road, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	n \$1,800,000		&		\$1,980,0	00		
Median sale p	rice							
Median price	\$1,310,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower
Period - From	01/10/2024	to	31/12/2024		So	urce	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	22 Philip Av DONCASTER 3108	\$1,802,000	16/11/2024
2	70a Rose Av TEMPLESTOWE LOWER 3107	\$1,715,000	20/09/2024
3	36 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,930,000	17/08/2024

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:

30/01/2025 11:58









Property Type: House Land Size: 380 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price December quarter 2024: \$1,310,000

# **Comparable Properties**

	22 Philip Av DONCASTER 3108 (REI)	Agent Comments	
	4 4 2		
	Price: \$1,802,000	_	
	Method: Auction Sale		
	Date: 16/11/2024		
	Property Type: House (Res) Land Size: 421 sqm approx		
	70a Rose Av TEMPLESTOWE LOWER 3107 (REI/VG)	Agent Comments	
	<b>1 - 4 1 - 7</b> 3 <b>1</b> - 7		
	Price: \$1,715,000	_	
	Method: Private Sale		
	Date: 20/09/2024		
S. State	Property Type: House Land Size: 359 sqm approx		
	36 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)	Agent Comments	
	<b>1</b> 4 <b>1</b> 3 <b>6</b> 2		
		_	
	Price: \$1,930,000		
	Method: Auction Sale		
	Date: 17/08/2024		
ATTIME	Property Type: House (Res)		
	Land Size: 355 sqm approx		

#### Account - Barry Plant | P: (03) 9431 1243



- AND

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