

## 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

19A Jacana Avenue, Templestowe Lower VIC 3107

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$ 1,350,000

**Median sale price**Median price 

\$1,240,000

 Property type 

House

 Suburb 

Templestowe Lower

Period - From 

Jan 2022

 to 

March 2022

 Source 

REIV

**Comparable property sales**

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 3/24 Glenair Street, Templestowe Lower	\$ 1,368,000	28/04/2022
2 1/42 Astley Street, Templestowe Lower	\$ 1,275,000	9/04/2022
3 14A Heather Grove, Templestowe Lower	\$ 1,565,000	10/03/2022

This Statement of Information was prepared on: 

16/06/2022

## Comparable properties



**\$1,368,000**

3/24 Glenair Street, Templestowe Lower, Victoria

DATE: 28/04/2022

PROPERTY TYPE: UNIT

 4     3  
 2     sqm



**\$1,275,000**

1/42 Astley Street, Templestowe Lower, Victoria

DATE: 9/04/2022

PROPERTY TYPE: HOUSE

 4     3  
 2     sqm



**\$1,565,000**

14A Heather Grove, Templestowe Lower, Victoria

DATE: 10/03/2022

PROPERTY TYPE: HOUSE

 5     4  
 2     sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee