

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

30 John Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$2,180,000

&

\$2,280,000

Median sale price

Median price

\$1,445,000

Property Type

House

Suburb

Templestowe Lower

Period - From

11/03/2021

to

10/03/2022

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	1 Moresby Av BULLEEN 3105	\$2,200,000	11/03/2022
2			
3			

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:

11/03/2022 23:25



5 4 2

Rooms: 9

Property Type: House (Res)

Land Size: 972 sqm approx

Agent Comments

Indicative Selling Price

\$2,180,000 - \$2,280,000

Median House Price

11/03/2021 - 10/03/2022: \$1,445,000

Comparable Properties



1 Moresby Av BULLEEN 3105 (REI)

Agent Comments

5 3 3

Price: \$2,200,000

Method: Private Sale

Date: 11/03/2022

Property Type: House (Res)

Land Size: 804 sqm approx

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.