

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

24 Palmerston Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

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	4 Balsam St TEMPLESTOWE LOWER 3107	\$1,090,000	03/09/2024
2	34 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,300,000	15/07/2024
3	9 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,220,000	24/05/2024

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:

18/11/2024 15:41



 4  2  2

Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,290,000
Median House Price
September quarter 2024: \$1,360,000

Comparable Properties



4 Balsam St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,090,000
Method: Private Sale
Date: 03/09/2024
Property Type: House
Land Size: 667 sqm approx



34 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,300,000
Method: Private Sale
Date: 15/07/2024
Property Type: House (Res)
Land Size: 695 sqm approx



9 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,220,000
Method: Private Sale
Date: 24/05/2024
Property Type: House
Land Size: 645 sqm approx

Account - Barry Plant | P: 03 9842 8888