

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 Marcus Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,515,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2023

to

31/03/2023

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.

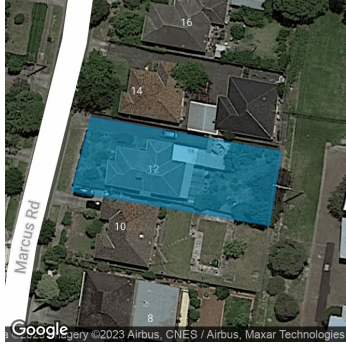
	Address of comparable property	Price	Date of sale
1	5 Michael St TEMPLESTOWE LOWER 3107	\$1,388,000	12/05/2023
2	36 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,375,000	01/12/2022
3	5 Rae St TEMPLESTOWE LOWER 3107	\$1,235,500	13/04/2023

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:

24/05/2023 15:19



Property Type: House
Land Size: 753 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,300,000
Median House Price
 March quarter 2023: \$1,515,000

Comparable Properties



5 Michael St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,388,000
Method: Private Sale
Date: 12/05/2023
Property Type: House
Land Size: 786 sqm approx



36 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,375,000
Method: Private Sale
Date: 01/12/2022
Property Type: House (Res)
Land Size: 727 sqm approx



5 Rae St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,235,500
Method: Private Sale
Date: 13/04/2023
Property Type: House (Res)
Land Size: 742 sqm approx