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 betwee	\$1,250,000		&		\$1,300,000				
Median sale price									
Median price	\$1,515,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/01/2023	to	31/03/2023		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.

Ade	dress 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

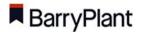
OR

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



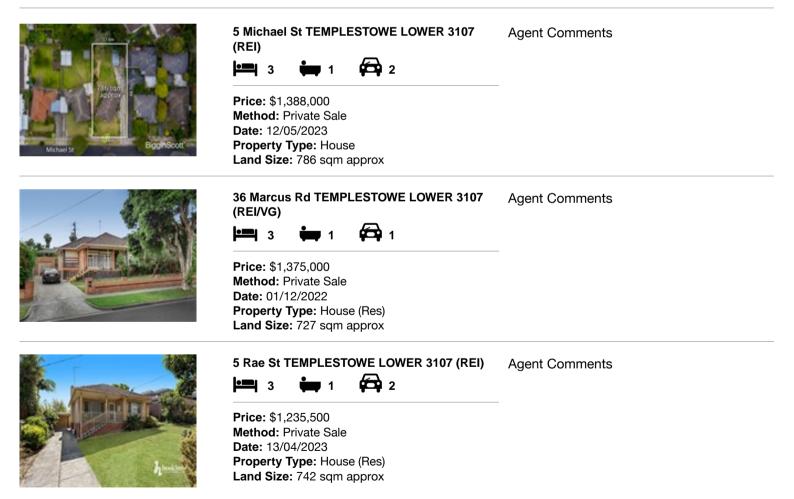






Property Type: House **Land Size:** 753 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,300,000 Median House Price March quarter 2023: \$1,515,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



property data will constitu does not wa any person

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