

# 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

15 Toulon Drive, 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)

Range between \$1,195,000

&

\$1,295,000

### Median sale price

Median price \$1,288,000

Property Type House

Suburb Templestowe Lower

Period - From 01/10/2022

to 31/12/2022

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	6 Moselle Ct DONCASTER 3108	\$1,290,000	08/03/2023
2	13 Brendan Av DONCASTER 3108	\$1,290,000	29/09/2022
3	341 George St DONCASTER 3108	\$1,260,000	26/11/2022

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:

14/03/2023 11:33



**Property Type:** House (Res)

**Land Size:** 754 sqm approx

**Agent Comments**

## Comparable Properties



**6 Moselle Ct DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 08/03/2023

**Property Type:** House (Res)

**Land Size:** 739 sqm approx



**13 Brendan Av DONCASTER 3108 (REI/VG)**

**Agent Comments**



**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 29/09/2022

**Property Type:** House (Res)

**Land Size:** 692 sqm approx



**341 George St DONCASTER 3108 (REI/VG)**

**Agent Comments**



**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 26/11/2022

**Property Type:** House (Res)

**Land Size:** 753 sqm approx