

# 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

37 Jacana Avenue, 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,375,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2022 to 30/06/2022 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.

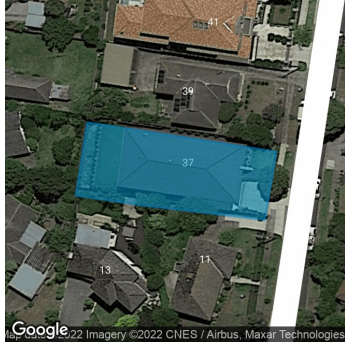
Address of comparable property		Price	Date of sale
1	129 Swanston St TEMPLESTOWE LOWER 3107	\$2,250,000	30/06/2022
2	60 Helene St BULLEEN 3105	\$1,980,000	02/04/2022
3	60 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,925,000	10/08/2022

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:

23/08/2022 10:06



 6  3  2

**Rooms:** 12  
**Property Type:** House (Res)  
**Land Size:** 716 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,300,000 - \$2,500,000  
**Median House Price**  
 June quarter 2022: \$1,375,000

## Comparable Properties



**129 Swanston St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  4  2

**Price:** \$2,250,000  
**Method:** Private Sale  
**Date:** 30/06/2022  
**Property Type:** House (Res)  
**Land Size:** 416 sqm approx



**60 Helene St BULLEEN 3105 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,980,000  
**Method:** Private Sale  
**Date:** 02/04/2022  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx



**60 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 5  3  2

**Price:** \$1,925,000  
**Method:** Private Sale  
**Date:** 10/08/2022  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx