

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

8 Monash Avenue, Templestowe Lower

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingSingle price

\$1,379,000

Median sale priceMedian price

\$1,170,000

 Property type

House

 Suburb

Templestowe Lower

Period - From

OCT 20

 to

DEC 20

 Source

REIV

Comparable property sales

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
42 Macedon Road, Templestowe Lower	\$1,650,000	04/04/2021
18 Hotham Street, Templestowe Lower	\$1,446,000	25/03/2021
13 Alburnum Crescent, Templestowe Lower	\$1,415,000	13/03/2021

This Statement of Information was prepared on:

19/04/2021

Comparable properties



\$1,650,000

42 Macedon Road, Templestowe Lower, Victoria

DATE: 04.04.2021

PROPERTY TYPE: House

 4  2
 2  731 sqm



\$1,446,000

18 Hotham Street, Templestowe Lower, Victoria

DATE: 25.03.2021

PROPERTY TYPE: House

 4  2
 2  655 sqm



\$1,415,000

13 Alburnum Crescent Templestowe Lower, Victoria

DATE: 13.03.2021

PROPERTY TYPE: House

 4  2
 2  650 sqm x

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21 days on market



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