

# 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

14 Ians Grove, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,360,000

Property Type House

Suburb Templestowe Lower

Period - From 01/10/2023

to 31/12/2023

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	229 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,168,000	09/03/2024
2	94 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,150,000	16/03/2024
3	8 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,100,000	20/12/2023

**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:

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

December quarter 2023: \$1,360,000



3 2 1

**Property Type:** House

**Land Size:** 741 sqm approx

**Agent Comments**

## Comparable Properties



**229 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,168,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** House (Res)

**Land Size:** 853 sqm approx



**94 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 726 sqm approx



**8 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 20/12/2023

**Property Type:** House (Res)

**Land Size:** 721 sqm approx