## 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	rindsor Road, Templestowe Lower Vic 3107
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,300,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	7 Sunrise Cr TEMPLESTOWE LOWER 3107	\$1,110,000	03/03/2025
2	29 Gertrude St TEMPLESTOWE LOWER 3107	\$955,000	25/01/2025
3	1a Hillingdon Cr DONCASTER 3108	\$1,000,000	29/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/05/2025 14:21









**Property Type:** House **Land Size:** 346 sqm approx Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2025: \$1,300,000

# Comparable Properties



7 Sunrise Cr TEMPLESTOWE LOWER 3107 (REI)

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Price: \$1,110,000 Method: Private Sale

2

2

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Date: 03/03/2025 Property Type: Townhouse (Res) Land Size: 367 sqm approx

**Agent Comments** 



29 Gertrude St TEMPLESTOWE LOWER 3107 (REI)

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3

Price: \$955,000 Method: Auction Sale Date: 25/01/2025 Property Type: House Land Size: 380 sqm approx







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Agent Comments

1a Hillingdon Cr DONCASTER 3108 (REI/VG)



Price: \$1,000,000

Method: Sold Before Auction

Date: 29/11/2024

**Property Type:** House (Res) **Land Size:** 495 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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