

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

102 Rose Ave Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
1		Or range between	\$1,380,000	&	\$1,500,000
2		Or range between	\$1,320,000	&	\$1,450,000
3		Or range between	\$1,320,000	&	\$1,450,000
4		Or range between	\$1,300,000	&	\$1,400,000
5		Or range between	\$1,300,000	&	\$1,400,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

Suburb

Bulleen

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1	1/25 Warringal St BULLEEN 3105	\$1,462,500	26/10/2024
	12 Marilyn St DONCASTER 3108	\$1,386,000	19/10/2024
	1/34 Glenair St TEMPLESTOWE LOWER 3107	\$1,466,000	30/08/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2	12A Gertrude St TEMPLESTOWE LOWER 3107	\$1,446,690	18/10/2024
	3 Lincoln Dr BULLEEN 3105	\$1,360,000	14/10/2024
	1/34 Glenair St TEMPLESTOWE LOWER 3107	\$1,450,000	02/10/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3	3 Lincoln Dr BULLEEN 3105	\$1,360,000	14/10/2024
	1/34 Glenair St TEMPLESTOWE LOWER 3107	\$1,450,000	02/10/2024
	14 Buller Tce TEMPLESTOWE LOWER 3107	\$1,330,000	11/09/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4	48 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,305,000	26/10/2024
	37 Lowan Av TEMPLESTOWE LOWER 3107	\$1,355,000	26/09/2024
	14 Buller Tce TEMPLESTOWE LOWER 3107	\$1,330,000	11/09/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
5	48 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,305,000	26/10/2024
	12 Marilyn St DONCASTER 3108	\$1,386,000	19/10/2024
	37 Lowan Av TEMPLESTOWE LOWER 3107	\$1,355,000	26/09/2024

OR

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

This Statement of Information was prepared on:

04/11/2024 11:46