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

15 Bilby Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ing		
Range betweer	\$1,380,000		&		\$1,510,000			
Median sale p	rice							
Median price	\$1,379,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower
Period - From	12/11/2023	to	11/11/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	138 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,506,000	19/10/2024
2	24 Stanlake Rise TEMPLESTOWE LOWER 3107	\$1,563,500	07/09/2024
3	9 Totara Ct TEMPLESTOWE LOWER 3107	\$1,588,000	07/09/2024

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:

12/11/2024 16:11



Harcourts





Property Type: House Land Size: 667 sqm approx Agent Comments

138 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

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6 2

Indicative Selling Price \$1.380.000 - \$1.510.000 Median House Price 12/11/2023 - 11/11/2024: \$1,379,000

Comparable Properties



Price: \$1,506,000 Method: Auction Sale Date: 19/10/2024 Property Type: House (Res)

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24 Stanlake Rise TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$1,563,500



Method: Auction Sale Date: 07/09/2024 Property Type: House (Res) Land Size: 747 sqm approx



Agent Comments

Agent Comments



Account - Harcourts Vermont South | P: 03 98861008



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