

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

20 Cavendish Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,398,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2024

to 30/09/2024

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	17 Marianne Way DONCASTER 3108	\$1,800,000	05/10/2024
2	1/34 Glenair St TEMPLESTOWE LOWER 3107	\$1,450,000	02/10/2024
3	70a Rose Av TEMPLESTOWE LOWER 3107	\$1,715,000	20/09/2024

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:

19/10/2024 10:54