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

2a Gordons Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,450,000		&		\$1,550,000				
Median sale price									
Median price	\$1,345,000	Pro	Property Type		House		Suburb	Templestowe Lower	
Period - From	01/04/2024	to	31/03/2025		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	16 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,460,000	26/04/2025
2	81 Wood St TEMPLESTOWE 3106	\$1,522,000	15/03/2025
3	20 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,535,000	15/01/2025

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:

24/05/2025 16:34









Property Type: Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending March 2025: \$1,345,000

Comparable Properties

16 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI) 1 1 1 1 1 1 2 Price: \$1,460,000 1 1 1 Method: Private Sale 1 1 1 Date: 26/04/2025 1 1 1 Property Type: House 1 1 1	Agent Comments
81 Wood St TEMPLESTOWE 3106 (REI/VG) 4 3 2 Price: \$1,522,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 324 sqm approx	Agent Comments
20 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG) 4 3 2 Price: \$1,535,000 Method: Private Sale Date: 15/01/2025 Property Type: Townhouse (Single) Land Size: 295 sqm approx	Agent Comments

Account - VICPROP | P: 03 8888 1011



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