

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

36 ROONEY STREET 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)

Single Price

or range
between

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

Other

Suburb

Templestowe Lower

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

12A GERTRUDE STREET TEMPLESTOWE LOWER VIC 3107	\$1,446,690	01-Nov-24
8 CORROBOREE PLACE TEMPLESTOWE LOWER VIC 3107	\$1,425,000	29-Oct-24
1/142 AYR STREET DONCASTER VIC 3108	\$1,438,000	06-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 18 February 2025



12A GERTRUDE STREET

TEMPLESTOWE LOWER VIC 3107

 4

 2

 2

Sold Price

\$1,446,690

Sold Date

01-Nov-24

Distance

1.02km



8 CORROBOREE PLACE

TEMPLESTOWE LOWER VIC 3107

 4

 3

 2

Sold Price

\$1,425,000

Sold Date

29-Oct-24

Distance

1.2km



1/142 AYR STREET DONCASTER

VIC 3108

 5

 3

 2

Sold Price

^{RS}\$1,438,000

Sold Date

06-Dec-24

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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