

# 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

1 Arapilles Drive, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,150,000 & \$2,300,000

### Median sale price

Median price \$1,410,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2023 to 31/12/2023 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 | 101 Yarra Valley Blvd BULLEEN 3105    | \$2,400,000 | 01/11/2023   |
| 2 | 22 Pentlowe Av TEMPLESTOWE LOWER 3107 | \$2,350,000 | 24/01/2024   |
| 3 | 23 Edgevale Rd BULLEEN 3105           | \$2,195,000 | 04/11/2023   |

**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: 08/04/2024 14:40

1 Arapilles Drive, Templestowe Lower Vic 3107

**Jellis  
Craig**

Anthony Pittas

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5 3 2

**Property Type:** House

**Land Size:** 725 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,150,000 - \$2,300,000

**Median House Price**

Year ending December 2023: \$1,410,000

## Comparable Properties



101 Yarra Valley Blvd BULLEEN 3105 (REI/VG) Agent Comments

4 2 2

**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 01/11/2023

**Property Type:** House

**Land Size:** 731 sqm approx



22 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI) Agent Comments

5 4 2

**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



23 Edgevale Rd BULLEEN 3105 (REI/VG) Agent Comments

5 5 2

**Price:** \$2,195,000

**Method:** Auction Sale

**Date:** 04/11/2023

**Property Type:** House

**Land Size:** 641 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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