

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

10 Rooney Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,422,500 Property Type House Suburb Templestowe Lower

Period - From 24/10/2022 to 23/10/2023 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	16 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,600,000	23/09/2023
2	39 Ashford St TEMPLESTOWE LOWER 3107	\$1,451,000	07/10/2023
3	45 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,410,000	12/08/2023

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:

24/10/2023 17:19



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

24/10/2022 - 23/10/2023: \$1,422,500

Comparable Properties



16 Lauri Ann St TEMPLESTOWE LOWER 3107 Agent Comments
(REI)

 3  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 812 sqm approx



39 Ashford St TEMPLESTOWE LOWER 3107 Agent Comments
(REI)

 4  2  2

Price: \$1,451,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 1156 sqm approx



45 Ironbark Dr TEMPLESTOWE LOWER 3107 Agent Comments
(REI/VG)

 4  2  1

Price: \$1,410,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 655 sqm approx

Account - Atria Real Estate