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

11 Killarney Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,485,000			
Median sale p	rice							
Median price	\$1,360,000	Pro	roperty Type Hous		se		Suburb	Templestowe Lower
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	8 Somerville St DONCASTER 3108	\$1,401,888	15/01/2024
2	30 Glenda St DONCASTER 3108	\$1,390,000	23/02/2024
3	36 Marianne Way DONCASTER 3108	\$1,350,000	01/04/2024

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:

09/04/2024 09:50







Rooms: 7 Property Type: House Land Size: 628 sqm approx Agent Comments

Indicative Selling Price \$1,350,000 - \$1,485,000 Median House Price December guarter 2023: \$1,360,000

Comparable Properties



8 Somerville St DONCASTER 3108 (REI/VG)



Price: \$1,401.888 Method: Private Sale Date: 15/01/2024 Property Type: House Land Size: 693 sqm approx



30 Glenda St DONCASTER 3108 (REI)



Price: \$1,390,000 Method: Sold Before Auction Date: 23/02/2024 Property Type: House (Res) Land Size: 652 sqm approx

36 Marianne Way DONCASTER 3108 (REI)



6 1

Agent Comments

Agent Comments

Agent Comments

Price: \$1,350,000 Method: Private Sale

Date: 01/04/2024 Property Type: House Land Size: 737 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



propertydata

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