

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 consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2023 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	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



 3
  1
  2

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 quarter 2023: \$1,360,000

Comparable Properties



8 Somerville St DONCASTER 3108 (REI/VG) [Agent Comments](#)

 3
  2
  2

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) [Agent Comments](#)

 3
  1
  2

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) [Agent Comments](#)

 3
  1
  1

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