

# 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 Rae Street, 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 \$1,190,000 & \$1,290,000

### Median sale price

Median price \$1,515,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2023 to 31/03/2023 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.

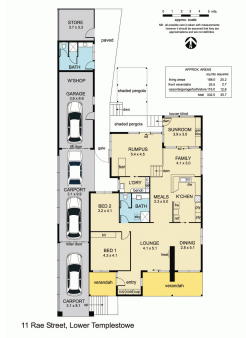
	Address of comparable property	Price	Date of sale
1	89 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,290,000	03/03/2023
2	12 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,266,000	17/06/2023
3	5 Rae St TEMPLESTOWE LOWER 3107	\$1,235,500	13/04/2023

**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:

06/07/2023 11:56



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 746 sqm approx

Agent Comments

## Comparable Properties



**89 Macedon Rd TEMPLESTOWE LOWER 3107** Agent Comments  
(REI/VG)



**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 03/03/2023

**Property Type:** House

**Land Size:** 723 sqm approx



**12 Marcus Rd TEMPLESTOWE LOWER 3107** Agent Comments  
(REI)



**Price:** \$1,266,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 753 sqm approx



**5 Rae St TEMPLESTOWE LOWER 3107** Agent Comments  
(REI/VG)



**Price:** \$1,235,500

**Method:** Private Sale

**Date:** 13/04/2023

**Property Type:** House (Res)

**Land Size:** 742 sqm approx