

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 112 Macedon Road, 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 \$1,440,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2024 to 31/03/2024 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	344 Manningham Rd DONCASTER 3108	\$1,300,000	11/05/2024
2	7 Heather Gr TEMPLESTOWE LOWER 3107	\$1,295,000	16/05/2024
3	7 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,270,000	20/05/2024

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: 03/06/2024 12:38



 3
  1
  2

Property Type: House (Res)

Land Size: 777 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

March quarter 2024: \$1,440,000

Comparable Properties



344 Manningham Rd DONCASTER 3108 (REI) Agent Comments

 4
  2
  2

Price: \$1,300,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)



7 Heather Gr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 4
  2
  2

Price: \$1,295,000

Method: Private Sale

Date: 16/05/2024

Property Type: House

Land Size: 728 sqm approx



7 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 3
  1
  2

Price: \$1,270,000

Method: Private Sale

Date: 20/05/2024

Property Type: House (Res)

Land Size: 814 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088