

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: 117 Macedon Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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 1 Fran Ct TEMPLESTOWE LOWER 3107	\$1,720,000	12/04/2024
2 22 Cason St DONCASTER 3108	\$1,710,000	02/12/2023
3		

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.

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

March quarter 2024: \$1,440,000



4 1 2

Property Type: House

Agent Comments

Comparable Properties



1 Fran Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments

4 2 3

Price: \$1,720,000

Method: Private Sale

Date: 12/04/2024

Property Type: House

Land Size: 1236 sqm approx



22 Cason St DONCASTER 3108 (REI/VG) Agent Comments

4 2 3

Price: \$1,710,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 651 sqm approx

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.

Account - Harcourts Manningham | P: 03 9842 8000



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