

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

13 Killarney Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$1,125,000 Property Type Unit 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	23 Sunrise Cr TEMPLESTOWE LOWER 3107	\$1,050,000	24/02/2024
2	2/35 Harold St BULLEEN 3105	\$1,033,415	08/12/2023
3	1/4 Darryl St BULLEEN 3105	\$998,000	13/03/2024

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:

25/03/2024 17:50

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 3  2  2

Property Type: Townhouse
Land Size: 399 sqm approx

Agent Comments

Indicative Selling Price
\$990,000 - \$1,089,000
Median Unit Price
December quarter 2023: \$1,125,000

Comparable Properties



23 Sunrise Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,050,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)



2/35 Harold St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,033,415
Method: Private Sale
Date: 08/12/2023
Property Type: Townhouse (Res)
Land Size: 230 sqm approx



1/4 Darryl St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$998,000
Method: Private Sale
Date: 13/03/2024
Property Type: Townhouse (Res)
Land Size: 239 sqm approx

Account - Barry Plant | P: 03 9842 8888