

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 14 Montpellier Crescent, Templestowe Lower, VIC 3107

Indicative selling price

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

Single price or range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,410,000 Property type House Suburb TEMPLESTOWE LOWER

Period - From 26/03/2023 to 25/03/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 175 George Street Doncaster Vic 3108	\$1,165,000	2023-11-18
2 6 Foote Street Templestowe Lower Vic 3107	\$1,125,000	2023-10-31
3 4 Libra Court Templestowe Vic 3106	\$1,210,000	2023-10-04

This Statement of Information was prepared on: 26/03/2024

