

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 Morang Avenue, Templestowe Lower Vic 3107
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Indicative selling price

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

Range between

\$1,100,000

 &

\$1,200,000

Median sale price

Median price

\$1,360,000

 Property Type

House

 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	66 Golden Way BULLEEN 3105	\$1,300,000	11/11/2023
2	6 Foote St TEMPLESTOWE LOWER 3107	\$1,125,000	31/10/2023
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.

This Statement of Information was prepared on:

19/03/2024 12:12



Property Type: House

Land Size: 750 sqm approx

Agent Comments

Comparable Properties



66 Golden Way BULLEEN 3105 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 11/11/2023

Property Type: House

Land Size: 642 sqm approx



6 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,125,000

Method: Sold Before Auction

Date: 31/10/2023

Rooms: 6

Property Type: House

Land Size: 857 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.