

# 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

162 Templestowe Road, Templestowe Lower Vic 3107
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,300,000
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 & 

\$1,400,000
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### Median sale price

Median price 

\$1,440,000
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 Property Type 

House
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 Suburb 

Templestowe Lower
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Period - From 

01/01/2024
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 to 

31/03/2024
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 Source 

REIV
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### 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	7 Cygnet Av TEMPLESTOWE LOWER 3107	\$1,452,000	23/03/2024
2	202 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,451,000	13/04/2024
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: 

03/06/2024 13:25
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**Property Type:** House

**Land Size:** 651 sqm approx

Agent Comments

## Comparable Properties



**7 Cygnet Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,452,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 684 sqm approx



**202 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,451,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 731 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.