

# 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

2/15 Janet Street, Templestowe Lower Vic 3107

### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,150,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 03/06/2023 to 02/06/2024 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	2/26 Mayfair Av TEMPLESTOWE LOWER 3107	\$1,230,000	01/06/2024
2	30A Lindsay St BULLEEN 3105	\$1,187,000	18/05/2024
3	64 Robert St BULLEEN 3105	\$1,110,000	31/03/2024

**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.~~

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Townhouse Price**

03/06/2023 - 02/06/2024: \$1,150,000



 3  2  2

**Property Type:** Townhouse

**Land Size:** 220 sqm approx

Agent Comments

## Comparable Properties



**2/26 Mayfair Av TEMPLESTOWE LOWER 3107** Agent Comments  
(REI)

 3  2  2

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** Townhouse (Res)

**Land Size:** 216 sqm approx



**30A Lindsay St BULLEEN 3105 (REI)** Agent Comments

 3  2  2

**Price:** \$1,187,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Townhouse (Res)

**Land Size:** 219 sqm approx



**64 Robert St BULLEEN 3105 (REI)** Agent Comments

 3  2  2

**Price:** \$1,110,000

**Method:** Sold Before Auction

**Date:** 31/03/2024

**Property Type:** House (Res)

**Land Size:** 222 sqm approx