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	21 Caroline Drive, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,410,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	03/10/2022	to	02/10/2023		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

Add	dress of comparable property	Price	Date of sale
1	71 Hodgson St TEMPLESTOWE LOWER 3107	\$1,252,500	16/09/2023
2	14 Kitson Cr TEMPLESTOWE LOWER 3107	\$1,220,000	20/05/2023
3	23 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,200,000	08/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/10/2023 11:35



McGrath

Cherie Sun 03 9889 8800 0450 856 663 cheriesun@mcgrath.com.au

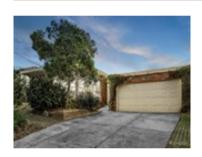
Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price 03/10/2022 - 02/10/2023: \$1,410,000





Property Type: House **Land Size:** 738 sqm approx Agent Comments

Comparable Properties



71 Hodgson St TEMPLESTOWE LOWER 3107

(REI)

Price: \$1,252,500 **Method:** Auction Sale **Date:** 16/09/2023

Property Type: House (Res) **Land Size:** 713 sqm approx



14 Kitson Cr TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1,220,000 **Method:** Auction Sale **Date:** 20/05/2023

Property Type: House (Res) **Land Size:** 746 sqm approx

Agent Comments

Agent Comments

Agent Comments



23 Waratah Dr TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,200,000 Method: Private Sale Date: 08/08/2023 Property Type: House Land Size: 664 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



