

# 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

21 Caroline Drive, 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 \$1,410,000 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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

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3   2   2

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

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

## Comparable Properties



71 Hodgson St TEMPLESTOWE LOWER 3107   **Agent Comments**  
(REI)

4   2   2

**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   **Agent Comments**  
(REI/VG)

3   2   2

**Price:** \$1,220,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)  
**Land Size:** 746 sqm approx



23 Waratah Dr TEMPLESTOWE LOWER 3107   **Agent Comments**  
(REI)

4   1   1

**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