

# 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 22 Pentlowe Avenue, 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2023 to 30/06/2023 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	27 Lilian St BULLEEN 3105	\$2,100,000	23/09/2023
2	13 Birrarrung Ct BULLEEN 3105	\$1,960,000	20/05/2023
3	24 Kimberley Way BULLEEN 3105	\$1,900,000	05/08/2023

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 15:19



5 4 2

**Property Type:** House

**Land Size:** 652 sqm approx

Agent Comments

## Comparable Properties



**27 Lilian St BULLEEN 3105 (REI)**

Agent Comments

5 4 3

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**13 Birrarrung Ct BULLEEN 3105 (REI)**

Agent Comments

4 2 2

**Price:** \$1,960,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 617 sqm approx



**24 Kimberley Way BULLEEN 3105 (REI)**

Agent Comments

4 2 2

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House (Res)

**Land Size:** 707 sqm approx