

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 Wellington Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,780,000 & \$1,880,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2024 to 31/03/2024 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	12 Lincoln Dr BULLEEN 3105	\$2,100,000	16/03/2024
2	20 Valerie St TEMPLESTOWE LOWER 3107	\$1,785,000	06/03/2024
3	22 Alfred St TEMPLESTOWE LOWER 3107	\$1,465,000	21/03/2024

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
\$1,780,000 - \$1,880,000
Median House Price
March quarter 2024: \$1,440,000



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



12 Lincoln Dr BULLEEN 3105 (REI)

Agent Comments

 5  3  2

Price: \$2,100,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 412 sqm approx



20 Valerie St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$1,785,000

Method: Sold Before Auction

Date: 06/03/2024

Property Type: House (Res)

22 Alfred St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,465,000

Method: Private Sale

Date: 21/03/2024

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888