

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 230 Greenslopes Drive, Templestowe Lower Vic 3107

Indicative selling price

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

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

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	2 Ronald Av BULLEEN 3105	\$1,200,000	24/12/2023
2	98 Pleasant Rd TEMPLESTOWE LOWER 3107	\$1,193,000	17/12/2023
3	94 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,150,000	16/03/2024

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.~~

This Statement of Information was prepared on: 17/05/2024 10:25

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Property Type: House (Res)

Land Size: 754 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

March quarter 2024: \$1,440,000

Comparable Properties



2 Ronald Av BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 24/12/2023

Property Type: House

Land Size: 738 sqm approx



98 Pleasant Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,193,000

Method: Auction Sale

Date: 17/12/2023

Property Type: House (Res)

Land Size: 687 sqm approx



94 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 726 sqm approx

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