

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

24 Gidgee Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,410,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2023 to 31/12/2023 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	6 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,635,000	31/10/2023
2	34 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,460,000	15/11/2023
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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: 15/03/2024 16:22



Property Type: House

Land Size: 826 sqm approx

Agent Comments

Comparable Properties



**6 Cambridge Wynd TEMPLESTOWE LOWER
3107 (REI/VG)**

Agent Comments



Price: \$1,635,000

Method: Sold Before Auction

Date: 31/10/2023

Property Type: House (Res)

Land Size: 676 sqm approx



**34 Jeffrey St TEMPLESTOWE LOWER 3107
(REI/VG)**

Agent Comments



Price: \$1,460,000

Method: Private Sale

Date: 15/11/2023

Property Type: House

Land Size: 765 sqm approx

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.