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 Montpellier Crescent, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,410,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	48 Margot Av DONCASTER 3108	\$1,350,000	27/08/2023
2	93 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,310,000	23/08/2023
3	6 Foote St TEMPLESTOWE LOWER 3107	\$1,125,000	31/10/2023

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:

23/11/2023 14:46









Property Type: House Land Size: 694 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price September quarter 2023: \$1,410,000

Comparable Properties



48 Margot Av DONCASTER 3108 (REI/VG)



Price: \$1,350,000 Method: Private Sale Date: 27/08/2023 Property Type: House (Res) Land Size: 672 sqm approx



93 Macedon Rd TEMPLESTOWE LOWER 3107 Agent Comments (REI)

Agent Comments



Price: \$1,310,000 Method: Sold Before Auction Date: 23/08/2023 Property Type: House (Res) Land Size: 725 sqm approx



6 Foote St TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,125,000 Method: Sold Before Auction Date: 31/10/2023 Rooms: 6 Property Type: House Land Size: 857 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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