

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

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

Period - From 01/07/2023 to 30/09/2023 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	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



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**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)**

Agent Comments

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**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 (REI)**

Agent Comments

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**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

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**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