# 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

25 Ranleigh Rise, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,300,000		&		\$1,400,000					
Median sale p	rice									
Median price	\$1,410,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower		
Period - From	01/01/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	26 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,408,000	05/11/2023
2	14 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,345,000	25/10/2023
3	11 Le Mans Ct DONCASTER 3108	\$1,330,000	03/11/2023

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:

26/02/2024 12:31





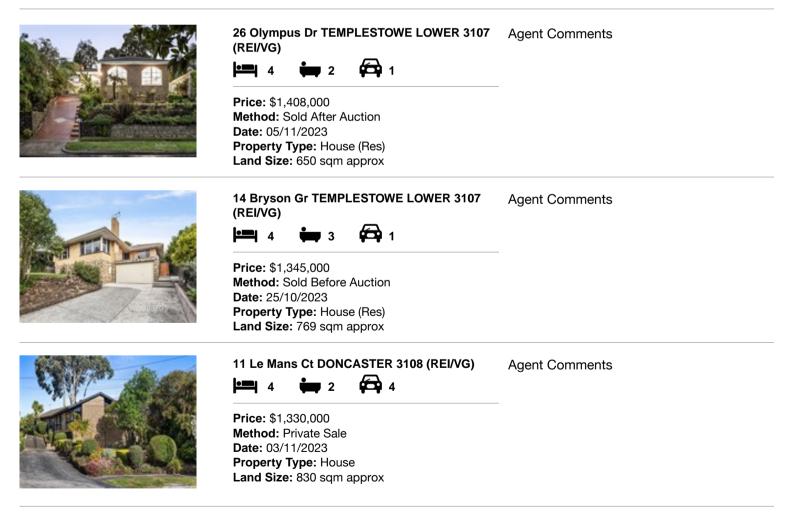




**Property Type:** House **Land Size:** 669 sqm approx Agent Comments Andrew Keleher 8841 4888 0417 599 135 andrewkeleher@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending December 2023: \$1,410,000

# **Comparable Properties**



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