

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 between \$1,300,000 & \$1,400,000

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	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

Comparable Properties



26 Olympus Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,408,000

Method: Sold After Auction

Date: 05/11/2023

Property Type: House (Res)

Land Size: 650 sqm approx



14 Bryson Gr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,345,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: House (Res)

Land Size: 769 sqm approx



11 Le Mans Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,330,000

Method: Private Sale

Date: 03/11/2023

Property Type: House

Land Size: 830 sqm approx