

# 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 26 Melaleuca Avenue, 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 \$1,260,000 & \$1,380,000

### 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	45 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,410,000	12/08/2023
2	74 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,390,000	05/08/2023
3	5 Kitson Cr TEMPLESTOWE LOWER 3107	\$1,240,000	07/10/2023

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: 02/11/2023 11:20



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**Property Type:** House  
**Land Size:** 648 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,260,000 - \$1,380,000  
**Median House Price**  
September quarter 2023: \$1,410,000

## Comparable Properties



**45 Ironbark Dr TEMPLESTOWE LOWER 3107**   **Agent Comments**  
(REI/VG)

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**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



**74 Olympus Dr TEMPLESTOWE LOWER 3107**   **Agent Comments**  
(REI)

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**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)



**5 Kitson Cr TEMPLESTOWE LOWER 3107**   **Agent Comments**  
(REI)

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**Price:** \$1,240,000  
**Method:** Sold Before Auction  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx

**Account - Barry Plant** | P: 03 9842 8888