

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 29 Sassafras Drive, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2024 to 31/03/2024 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	26a Alfred St TEMPLESTOWE LOWER 3107	\$1,359,000	17/06/2024
2	2a Alison Av TEMPLESTOWE LOWER 3107	\$1,352,000	25/05/2024
3			

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: 08/07/2024 19:50

29 Sassafra Drive, Templestowe Lower Vic 3107

Daniel D'Assisi
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 4  4  2

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000

Median House Price
March quarter 2024: \$1,440,000

Comparable Properties



26a Alfred St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,359,000
Method: Private Sale
Date: 17/06/2024
Property Type: Townhouse (Res)
Land Size: 192 sqm approx



2a Alison Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,352,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)
Land Size: 326 sqm approx

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.

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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