

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

2a Killarney Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,062,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2023 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	61 Sunrise Cr TEMPLESTOWE LOWER 3107	\$1,195,000	09/05/2024
2	5/9 Austin St BULLEEN 3105	\$1,100,000	02/03/2024
3	108a Templestowe Rd BULLEEN 3105	\$1,055,000	17/02/2024

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:

17/06/2024 13:22



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



61 Sunrise Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,195,000

Method: Private Sale

Date: 09/05/2024

Property Type: Townhouse (Single)



5/9 Austin St BULLEEN 3105 (REI/VG)

Agent Comments

3 3 2

Price: \$1,100,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)

Land Size: 182 sqm approx



108a Templestowe Rd BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,055,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)

Land Size: 242 sqm approx

Account - Jellis Craig | P: 03 8841 4888