

# 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 3/30 Glenair Street, 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,391,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2022 to 30/06/2023 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	3/12 Ashford St TEMPLESTOWE LOWER 3107	\$1,010,000	30/03/2023
2	2/96-98 Foote St TEMPLESTOWE LOWER 3107	\$978,000	11/03/2023
3	5/244 Thompsons Rd TEMPLESTOWE LOWER 3107	\$935,000	26/05/2023

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.~~

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3/30 Glenair Street, Templestowe Lower Vic 3107

**Jellis  
Craig**

Nicole Qiu

8841 4888

0422 419 357

nicoleqiu@jellisrcraig.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending June 2023: \$1,391,000



3 2 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**3/12 Ashford St TEMPLESTOWE LOWER 3107** Agent Comments  
(REI/VG)

3 2 2

**Price:** \$1,010,000

**Method:** Sold Before Auction

**Date:** 30/03/2023

**Property Type:** Townhouse (Res)

**Land Size:** 251 sqm approx



**2/96-98 Foote St TEMPLESTOWE LOWER 3107** Agent Comments  
(REI)

4 2 2

**Price:** \$978,000

**Method:** Auction Sale

**Date:** 11/03/2023

**Property Type:** Townhouse (Res)



**5/244 Thompsons Rd TEMPLESTOWE LOWER 3107** Agent Comments  
(REI/VG)

3 2 2

**Price:** \$935,000

**Method:** Private Sale

**Date:** 26/05/2023

**Property Type:** Townhouse (Single)

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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