

# 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 Cypress 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

\$1,250,000

&

\$1,350,000

### 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.

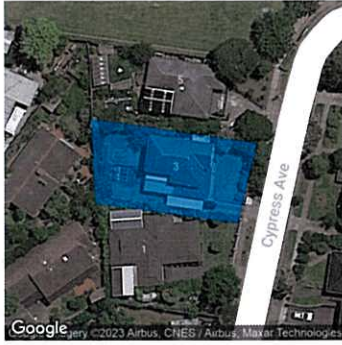
	Address of comparable property	Price	Date of sale
1	46 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,350,000	10/07/2023
2	45 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,312,500	28/06/2023
3	15 Toulon Dr TEMPLESTOWE LOWER 3107	\$1,288,000	16/03/2023

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:

31/08/2023 15:25



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 642 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000

**Median House Price**  
Year ending June 2023: \$1,391,000

## Comparable Properties



**46 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)** **Agent Comments**



**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 10/07/2023  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx



**45 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI/VG)** **Agent Comments**



**Price:** \$1,312,500  
**Method:** Private Sale  
**Date:** 28/06/2023  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx



**15 Toulon Dr TEMPLESTOWE LOWER 3107 (REI/VG)** **Agent Comments**



**Price:** \$1,288,000  
**Method:** Private Sale  
**Date:** 16/03/2023  
**Property Type:** House (Res)  
**Land Size:** 754 sqm approx