

# 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 304 Thompsons Road, 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 \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,410,000 Property Type House 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	71 Helene St BULLEEN 3105	\$1,600,000	21/03/2024
2	362 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,550,420	15/03/2024
3	55 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,500,000	07/05/2024

**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: 18/06/2024 10:46



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**Property Type:** House  
**Land Size:** 862 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median House Price**  
Year ending March 2024: \$1,410,000

## Comparable Properties



71 Helene St BULLEEN 3105 (REI/VG)

**Agent Comments**

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**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 21/03/2024  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



362 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

**Agent Comments**

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**Price:** \$1,550,420  
**Method:** Sold Before Auction  
**Date:** 15/03/2024  
**Property Type:** House (Res)  
**Land Size:** 683 sqm approx



55 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

**Agent Comments**

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**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 07/05/2024  
**Property Type:** House  
**Land Size:** 728 sqm approx

Account - Marshall White | P: 03 9822 9999