## 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

35 Eucalypt Avenue, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,280,000		&		\$1,380,000				
Median sale price									
Median price	\$1,440,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	44 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,291,000	04/03/2024
2	13 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,338,000	22/03/2024
3	19 Ardgower Ct TEMPLESTOWE LOWER 3107	\$1,360,000	05/02/2024

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:

02/07/2024 16:10









**Property Type:** House Land Size: 652 sqm approx Agent Comments

44 Caroline Dr TEMPLESTOWE LOWER 3107

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Anthony Pittas 8841 4888 0400 079 408 anthonypittas@jelliscraig.com.au

> Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price March quarter 2024: \$1,440,000

# **Comparable Properties**





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

Agent Comments



(REI/VG) •=== 4

Price: \$1,291,000 Method: Private Sale Date: 04/03/2024 Property Type: House Land Size: 730 sqm approx

Price: \$1,338,000 Method: Sold Before Auction Date: 22/03/2024 Property Type: House (Res) Land Size: 693 sqm approx



19 Ardgower Ct TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$1,360,000 Method: Private Sale Date: 05/02/2024 Property Type: House (Res) Land Size: 704 sqm approx

#### Account - Jellis Craig | P: 03 8841 4888



propertydata

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