

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,280,000 & \$1,380,000

### Median sale price

Median price \$1,440,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2024 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	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 Ardgowar 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



 5  3  2

**Property Type:** House

**Land Size:** 652 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,280,000 - \$1,380,000

**Median House Price**

March quarter 2024: \$1,440,000

## Comparable Properties



**44 Caroline Dr TEMPLESTOWE LOWER 3107** (REI/VG)

Agent Comments

 4  2  2

**Price:** \$1,291,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** House

**Land Size:** 730 sqm approx



**13 Eucalypt Av TEMPLESTOWE LOWER 3107** (REI/VG)

Agent Comments

 4  2  2

**Price:** \$1,338,000

**Method:** Sold Before Auction

**Date:** 22/03/2024

**Property Type:** House (Res)

**Land Size:** 693 sqm approx



**19 Ardgowder Ct TEMPLESTOWE LOWER 3107** (REI/VG)

Agent Comments

 5  3  2

**Price:** \$1,360,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** House (Res)

**Land Size:** 704 sqm approx