

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 362 Thompsons Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,410,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2023 to 31/12/2023 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 | 23 Sheahans Rd TEMPLESTOWE LOWER 3107 | \$1,310,000 | 22/11/2023 |
| 2 | 145 Ayr St DONCASTER 3108 | \$1,289,000 | 14/10/2023 |
| 3 | | | |

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: 08/03/2024 12:09



Property Type: House
Land Size: 683 sqm approx
Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2023: \$1,410,000

Comparable Properties



23 Sheahans Rd TEMPLESTOWE LOWER 3107 Agent Comments
(REI/VG)



Price: \$1,310,000
Method: Private Sale
Date: 22/11/2023
Property Type: House (Res)
Land Size: 652 sqm approx



145 Ayr St DONCASTER 3108 (REI/VG) Agent Comments



Price: \$1,289,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 651 sqm approx

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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