

# 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 4/70 Macedon 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 \$750,000 & \$820,000

### Median sale price

Median price \$1,069,000 Property Type Unit 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	18/54-62 Parker St TEMPLESTOWE LOWER 3107	\$790,000	25/10/2023
2	2/120 High St DONCASTER 3108	\$780,000	19/09/2023
3	23/133-135 Parker St TEMPLESTOWE 3106	\$760,000	26/08/2023

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: 29/01/2024 14:54

4/70 Macedon Road, Templestowe Lower Vic 3107

**Jellis  
Craig**

Anthony Pittas

8841 4888

0400 079 408

anthonypittas@jellisrcraig.com.au

**Indicative Selling Price**

\$750,000 - \$820,000

**Median Unit Price**

Year ending December 2023: \$1,069,000



 2  2  2

**Property Type:** Unit

**Land Size:** 335 sqm approx

**Agent Comments**

## Comparable Properties



**18/54-62 Parker St TEMPLESTOWE LOWER  
3107 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$790,000

**Method:** Sold Before Auction

**Date:** 25/10/2023

**Property Type:** Unit



**2/120 High St DONCASTER 3108 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$780,000

**Method:** Private Sale

**Date:** 19/09/2023

**Property Type:** Unit

**Land Size:** 132 sqm approx



**23/133-135 Parker St TEMPLESTOWE 3106  
(REI)**

**Agent Comments**

 2  2  1

**Price:** \$760,000

**Method:** Private Sale

**Date:** 26/08/2023

**Rooms:** 4

**Property Type:** Unit

**Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800**



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