

# 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 Mcgahy Street, 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 \$1,610,000 & \$1,690,000

### Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2023 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	7 Westfield Dr DONCASTER 3108	\$1,750,000	09/12/2023
2	17 Marianne Way DONCASTER 3108	\$1,550,000	22/08/2023
3	13 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,410,000	29/07/2023

**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.~~

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**Indicative Selling Price**

\$1,610,000 - \$1,690,000

**Median House Price**

December quarter 2023: \$1,360,000



 3  1  2

**Property Type:** House

**Land Size:** 837 sqm approx

Agent Comments

## Comparable Properties



**7 Westfield Dr DONCASTER 3108 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 863 sqm approx



**17 Marianne Way DONCASTER 3108 (REI)**

Agent Comments

 3  1  5

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 22/08/2023

**Property Type:** House (Res)

**Land Size:** 759 sqm approx



**13 Balmoral Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 758 sqm approx

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