

# 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 42 Killarney 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 \$1,050,000 & \$1,150,000

### Median sale price

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

Period - From 01/10/2022 to 30/09/2023 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	71 Hodgson St TEMPLESTOWE LOWER 3107	\$1,252,500	16/09/2023
2	1 Eric Av TEMPLESTOWE LOWER 3107	\$1,180,000	14/09/2023
3	30 Apex Cr BULLEEN 3105	\$1,100,000	06/09/2023

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: 19/10/2023 11:32



**Property Type:** House  
**Land Size:** 627 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

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

## Comparable Properties



**71 Hodgson St TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**



**Price:** \$1,252,500  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 713 sqm approx



**1 Eric Av TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**



**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 14/09/2023  
**Property Type:** House (Res)  
**Land Size:** 712 sqm approx



**30 Apex Cr BULLEEN 3105 (REI)** **Agent Comments**



**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 06/09/2023  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx