

# 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 45 Rooney 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 \$1,180,000 & \$1,280,000

### 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	14 lans Gr TEMPLESTOWE LOWER 3107	\$1,251,000	20/04/2024
2	14 Morang Av TEMPLESTOWE LOWER 3107	\$1,195,000	19/04/2024
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: 01/05/2024 09:48

45 Rooney Street, Templestowe Lower Vic 3107

**Jellis  
Craig**

Chris Savvides

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**Indicative Selling Price**

\$1,180,000 - \$1,280,000

**Median House Price**

March quarter 2024: \$1,440,000



3 2 2

**Property Type:** House

**Land Size:** 745 sqm approx

**Agent Comments**

## Comparable Properties



**14 Ians Gr TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**

3 2 2

**Price:** \$1,251,000

**Method:** Auction Sale

**Date:** 20/04/2024

**Property Type:** House (Res)

**Land Size:** 741 sqm approx



**14 Morang Av TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**

5 2 1

**Price:** \$1,195,000

**Method:** Sold Before Auction

**Date:** 19/04/2024

**Property Type:** House (Res)

**Land Size:** 750 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.

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



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