## 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	5 Kitson Crescent, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
J			

#### Median sale price

Median price	\$1,391,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/07/2022	to	30/06/2023		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

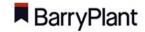
Add	dress of comparable property	Price	Date of sale
1	93 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,310,000	23/08/2023
2	23 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,200,000	08/08/2023
3	176 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,185,000	10/06/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 11/09	9/2023 17:07
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**Property Type:** House **Land Size:** 658 sqm approx Agent Comments

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price Year ending June 2023: \$1,391,000

# Comparable Properties



93 Macedon Rd TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,310,000

Method: Sold Before Auction

Date: 23/08/2023

**Property Type:** House (Res) **Land Size:** 725 sqm approx



23 Waratah Dr TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,200,000 Method: Private Sale Date: 08/08/2023 Property Type: House Land Size: 664 sqm approx Agent Comments

**Agent Comments** 



176 Templestowe Rd TEMPLESTOWE LOWER Agent Comments

3107 (RĖI)

**3 2 2** 

**Price:** \$1,185,000 **Method:** Auction Sale **Date:** 10/06/2023

Property Type: House (Res) Land Size: 654 sqm approx

**Account** - Barry Plant | P: 03 9842 8888





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