

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 54 Airds Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Templestowe Lower

Period - From 03/06/2023 to 02/06/2024 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	28 Romilly Av TEMPLESTOWE LOWER 3107	\$1,500,000	23/03/2024
2	7 Cygnet Av TEMPLESTOWE LOWER 3107	\$1,452,000	23/03/2024
3	25 Toulon Dr TEMPLESTOWE LOWER 3107	\$1,410,000	23/03/2024

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: 03/06/2024 15:08

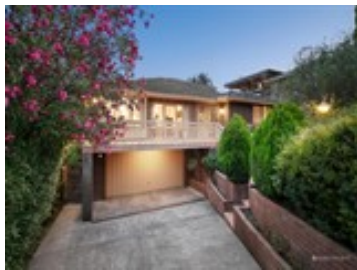


 4  3  2

Property Type: House
Land Size: 721 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
03/06/2023 - 02/06/2024: \$1,400,000

Comparable Properties



28 Romilly Av TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 4  4  2

Price: \$1,500,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 677 sqm approx



7 Cygnet Av TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,452,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 684 sqm approx



25 Toulon Dr TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,410,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802