

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 55 Mincha Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see 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 24/04/2023 to 23/04/2024 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	94 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,150,000	16/03/2024
2	8 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,100,000	20/12/2023
3	10 Austin St BULLEEN 3105	\$1,085,000	26/03/2024

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: 24/04/2024 18:59



4 2 2

Property Type: House (Res)

Land Size: 656 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

24/04/2023 - 23/04/2024: \$1,410,000

Comparable Properties



94 Macedon Rd TEMPLESTOWE LOWER 3107 Agent Comments
(REI)

3 2 2

Price: \$1,150,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 726 sqm approx



8 Pentlowe Av TEMPLESTOWE LOWER 3107 Agent Comments
(REI)

3 1 1

Price: \$1,100,000

Method: Private Sale

Date: 20/12/2023

Property Type: House (Res)

Land Size: 721 sqm approx



10 Austin St BULLEEN 3105 (REI) Agent Comments

3 1 2

Price: \$1,085,000

Method: Private Sale

Date: 26/03/2024

Property Type: House (Res)

Land Size: 668 sqm approx

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