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

59 Astley Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,280,000		&		\$1,380,000				
Median sale p	rice								
Median price	\$1,410,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	74 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,390,000	05/08/2023
2	93 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,310,000	23/08/2023
3	24 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,280,000	16/12/2023

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:

30/01/2024 11:13





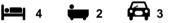


Property Type: House Land Size: 727 (approx.) sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price Year ending December 2023: \$1,410,000

Comparable Properties



74 Olympus Dr TEMPLESTOWE LOWER 3107 (REI/VG)



Price: \$1,390,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Land Size: 649 sqm approx Agent Comments

Agent Comments

superior - pool



93 Macedon Rd TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$1,310,000 Method: Sold Before Auction Date: 23/08/2023 Property Type: House (Res) Land Size: 725 sqm approx



24 Montpellier Cr TEMPLESTOWE LOWER
3107 (REI)



Price: \$1,280,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 694 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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