

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 6/19-21 Rosa Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,062,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2023 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	1/6 Mahoney St TEMPLESTOWE LOWER 3107	\$918,000	05/05/2024
2	4/317 George St DONCASTER 3108	\$887,000	23/02/2024
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: 07/06/2024 17:37

6/19-21 Rosa Street, Templestowe Lower Vic 3107

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending March 2024: \$1,062,000



 3  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



1/6 Mahoney St TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 3  2  2

Price: \$918,000

Method: Sold Before Auction

Date: 05/05/2024

Property Type: Townhouse (Single)

Land Size: 187 sqm approx



4/317 George St DONCASTER 3108 (REI/VG) Agent Comments

 3  2  1

Price: \$887,000

Method: Sold Before Auction

Date: 23/02/2024

Property Type: Townhouse (Res)

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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