

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 Merri Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,980,000 & \$2,178,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2024 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 | 12 Lincoln Dr BULLEEN 3105 | \$2,100,000 | 16/03/2024 |
| 2 | 10 Riverwood La TEMPLESTOWE LOWER 3107 | \$2,050,000 | 15/04/2024 |
| 3 | 12b Lincoln Dr BULLEEN 3105 | \$1,950,000 | 01/06/2024 |

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: 14/06/2024 14:55



 4  3  2

Property Type: House
Land Size: 445 sqm approx
Agent Comments

Indicative Selling Price
\$1,980,000 - \$2,178,000
Median House Price
March quarter 2024: \$1,440,000

Comparable Properties



12 Lincoln Dr BULLEEN 3105 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,100,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 412 sqm approx



10 Riverwood La TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  4

Price: \$2,050,000
Method: Private Sale
Date: 15/04/2024
Property Type: House (Res)
Land Size: 435 sqm approx



12b Lincoln Dr BULLEEN 3105 (REI)

Agent Comments

 5  3  2

Price: \$1,950,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 421 sqm approx

Account - Barry Plant | P: 03 9842 8888