

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

7 Cygnet Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2023 to 31/12/2023 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	71 Hodgson St TEMPLESTOWE LOWER 3107	\$1,252,500	16/09/2023
2	5 Kitson Cr TEMPLESTOWE LOWER 3107	\$1,240,000	07/10/2023
3	6 Foote St TEMPLESTOWE LOWER 3107	\$1,125,000	31/10/2023

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:

27/02/2024 14:03



 4  2  2

Property Type: House
Land Size: 687 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 December quarter 2023: \$1,360,000

Comparable Properties



71 Hodgson St TEMPLESTOWE LOWER 3107 [Agent Comments](#)
 (REI/VG)

 4  2  2

Price: \$1,252,500
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 713 sqm approx



5 Kitson Cr TEMPLESTOWE LOWER 3107 [Agent Comments](#)
 (REI/VG)

 4  1  2

Price: \$1,240,000
Method: Sold Before Auction
Date: 07/10/2023
Property Type: House (Res)
Land Size: 656 sqm approx



6 Foote St TEMPLESTOWE LOWER 3107 [Agent Comments](#)
 (REI/VG)

 4  1  2

Price: \$1,125,000
Method: Sold Before Auction
Date: 31/10/2023
Rooms: 6
Property Type: House
Land Size: 857 sqm approx

Account - Barry Plant | P: 03 9842 8888