## 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 betwee	n \$1,150,000		&		\$1,250,000				
Median sale price									
Median price	\$1,360,000	Pro	Property Type Ho		use		Suburb	Templestowe Lower	
Period - From	01/10/2023	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	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









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 (REI/VG) 4 2 2 2 Price: \$1,252,500 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 713 sqm approx	Agent Comments		
	5 Kitson Cr TEMPLESTOWE LOWER 3107 (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	Agent Comments		
King the second se	6 Foote St TEMPLESTOWE LOWER 3107 (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	Agent Comments		

#### Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.