

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 Marcus Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2023 to 30/06/2023 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	15a Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,708,000	29/08/2023
2	29 Jacana Av TEMPLESTOWE LOWER 3107	\$1,700,000	06/07/2023
3	23 Rae St TEMPLESTOWE LOWER 3107	\$1,652,000	28/05/2023

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: 28/09/2023 14:58

Lily Zhang

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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

June quarter 2023: \$1,450,000



 4  4  2

Property Type: House

Land Size: 365 sqm approx

[Agent Comments](#)

Comparable Properties



15a Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 5  3  2

Price: \$1,708,000

Method: Private Sale

Date: 29/08/2023

Property Type: House (Res)

Land Size: 361 sqm approx



29 Jacana Av TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

 5  3  2

Price: \$1,700,000

Method: Private Sale

Date: 06/07/2023

Property Type: House (Res)

Land Size: 364 sqm approx



23 Rae St TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,652,000

Method: Private Sale

Date: 28/05/2023

Property Type: House (Res)

Land Size: 342 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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