

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 Pentlowe 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

 &

\$1,200,000

Median sale price

Median price

\$1,391,000

 Property Type

House

 Suburb

Templestowe Lower

Period - From

01/07/2022

 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	1/3 Fran Ct TEMPLESTOWE LOWER 3107	\$1,230,000	22/07/2023
2	2/15 Hazel Dr TEMPLESTOWE LOWER 3107	\$1,200,000	13/06/2023
3	2/53 Astley St TEMPLESTOWE LOWER 3107	\$1,170,000	22/07/2023

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:

26/09/2023 15:51



 4  3  2

Property Type: House

Land Size: 341 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

Year ending June 2023: \$1,391,000

Comparable Properties



1/3 Fran Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 4  3  2

Price: \$1,230,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Townhouse (Res)



2/15 Hazel Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 4  3  2

Price: \$1,200,000

Method: Private Sale

Date: 13/06/2023

Property Type: Townhouse (Res)



2/53 Astley St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 4  4  2

Price: \$1,170,000

Method: Sold Before Auction

Date: 22/07/2023

Property Type: Townhouse (Res)