

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 Scarlet Ash Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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 Arapilles Dr TEMPLESTOWE LOWER 3107	\$1,388,000	01/02/2024
2	18 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,345,000	23/03/2024
3	10 Morang Av TEMPLESTOWE LOWER 3107	\$1,328,000	22/02/2024

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: 15/04/2024 11:16



Property Type: House

Land Size: 814 sqm approx

Agent Comments

Comparable Properties



12 Arapilles Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,388,000

Method: Private Sale

Date: 01/02/2024

Property Type: Land

Land Size: 725 sqm approx



18 Balmoral Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,345,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 732 sqm approx



10 Morang Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,328,000

Method: Private Sale

Date: 22/02/2024

Property Type: House

Land Size: 721 sqm approx