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 Totara Court, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$1,410,000	Pro	operty Type	Hou	ise		Suburb	Templestowe Lower
Period - From	01/01/2023	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	39 Ashford St TEMPLESTOWE LOWER 3107	\$1,451,000	07/10/2023
2	26 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,408,000	05/11/2023
3	42 Killarney Rd TEMPLESTOWE LOWER 3107	\$1,340,000	18/11/2023

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:

23/02/2024 15:31





Tony Tuccitto 8841 4888

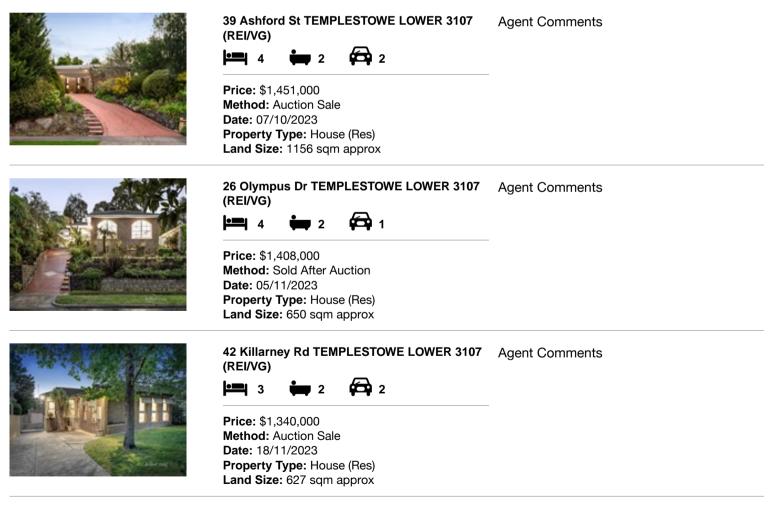




Property Type: House Land Size: 774 sqm approx Agent Comments 0407 144 390 tonytuccitto@jelliscraig.com.au Indicative Selling Price

\$1,300,000 - \$1,430,000 **Median House Price** Year ending December 2023: \$1,410,000

Comparable Properties



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