

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,430,000

### Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2023

to

31/12/2023

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	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



**Property Type:** House  
**Land Size:** 774 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

Year ending December 2023: \$1,410,000

## Comparable Properties



**39 Ashford St TEMPLESTOWE LOWER 3107**  
**(REI/VG)**

**Agent Comments**



**Price:** \$1,451,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 1156 sqm approx



**26 Olympus Dr TEMPLESTOWE LOWER 3107**  
**(REI/VG)**

**Agent Comments**



**Price:** \$1,408,000  
**Method:** Sold After Auction  
**Date:** 05/11/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**42 Killarney Rd TEMPLESTOWE LOWER 3107**  
**(REI/VG)**

**Agent Comments**



**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 627 sqm approx

**Account - Jellis Craig** | P: 03 8841 4888 | F: 03 8841 4800