

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 70 Rose Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

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	36a Hazel Dr TEMPLESTOWE LOWER 3107	\$2,050,000	26/04/2023
2	45a Alfreda Av BULLEEN 3105	\$1,775,000	14/02/2023
3	29 Jacana Av TEMPLESTOWE LOWER 3107	\$1,700,000	06/07/2023

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: 07/08/2023 13:43



Property Type: Townhouse

Land Size: 377 sqm approx

Agent Comments

Comparable Properties



**36a Hazel Dr TEMPLESTOWE LOWER 3107
(REI/VG)**

Agent Comments



Price: \$2,050,000

Method: Private Sale

Date: 26/04/2023

Property Type: Townhouse (Res)

Land Size: 494 sqm approx



45a Alfreda Av BULLEEN 3105 (VG)

Agent Comments



Price: \$1,775,000

Method: Sale

Date: 14/02/2023

Property Type: House (Res)

Land Size: 335 sqm approx



**29 Jacana Av TEMPLESTOWE LOWER 3107
(REI)**

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 06/07/2023

Property Type: House (Res)

Land Size: 364 sqm approx