

# 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 8 Gidgee Avenue, 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 \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,410,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2022 to 30/09/2023 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 | 12 Kanooka Av TEMPLESTOWE LOWER 3107 | \$1,773,000 | 07/10/2023   |
| 2 |                                      |             |              |
| 3 |                                      |             |              |

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: 30/11/2023 10:31



**Property Type:** House

**Land Size:** 346 sqm approx

**Agent Comments**

## Comparable Properties



**12 Kanooka Av TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**



**Price:** \$1,773,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

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.