

# 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 9 Eucalypt 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 \$1,150,000 & \$1,250,000

### Median sale price

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

Period - From 01/04/2023 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 | 24 Montpellier Cr TEMPLESTOWE LOWER 3107 | \$1,280,000 | 16/12/2023   |
| 2 | 19 Alburnum Cr TEMPLESTOWE LOWER 3107    | \$1,258,000 | 25/10/2023   |
| 3 | 94 Macedon Rd TEMPLESTOWE LOWER 3107     | \$1,150,000 | 16/03/2024   |

**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: 16/04/2024 15:04



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 645 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 Year ending March 2024: \$1,410,000

## Comparable Properties



**24 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 694 sqm approx



**19 Alburnum Cr TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,258,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** House  
**Land Size:** 660 sqm approx



**94 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx

Account - Marshall White | P: 03 9822 9999