

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 93 Macedon Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,391,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2022 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	23 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,200,000	08/08/2023
2	23 Morang Av TEMPLESTOWE LOWER 3107	\$1,163,000	12/05/2023
3	15 Toulon Dr TEMPLESTOWE LOWER 3107	\$1,288,000	16/03/2023

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: 15/08/2023 17:27



Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending June 2023: \$1,391,000

Comparable Properties



23 Waratah Dr TEMPLESTOWE LOWER 3107 Agent Comments
(REI)



Price: \$1,200,000
Method: Private Sale
Date: 08/08/2023
Property Type: House
Land Size: 664 sqm approx



23 Morang Av TEMPLESTOWE LOWER 3107 Agent Comments
(REI/VG)



Price: \$1,163,000
Method: Private Sale
Date: 12/05/2023
Property Type: House (Res)
Land Size: 653 sqm approx



15 Toulon Dr TEMPLESTOWE LOWER 3107 Agent Comments
(REI/VG)



Price: \$1,288,000
Method: Private Sale
Date: 16/03/2023
Property Type: House (Res)
Land Size: 754 sqm approx

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