

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 98 Pleasant Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

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

Period - From 15/11/2022 to 14/11/2023 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	21 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,385,000	28/10/2023
2	6 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,370,000	11/11/2023
3	5 Kitson Cr TEMPLESTOWE LOWER 3107	\$1,240,000	07/10/2023

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: 15/11/2023 18:24



Property Type:
Divorce/Estate/Family Transfers
Land Size: 686 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
15/11/2022 - 14/11/2023: \$1,410,000

Comparable Properties



21 Caroline Dr TEMPLESTOWE LOWER 3107 Agent Comments
(REI)



Price: \$1,385,000
Method: Sold Before Auction
Date: 28/10/2023
Property Type: House (Res)
Land Size: 738 sqm approx



6 Benambra Dr TEMPLESTOWE LOWER 3107 Agent Comments
(REI)



Price: \$1,370,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 725 sqm approx



5 Kitson Cr TEMPLESTOWE LOWER 3107 Agent Comments
(REI)



Price: \$1,240,000
Method: Sold Before Auction
Date: 07/10/2023
Property Type: House (Res)
Land Size: 656 sqm approx

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