

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

144 Swanston Street, 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

\$1,445,000

 Property Type

House

 Suburb

Templestowe Lower

Period - From

01/04/2021

 to

30/06/2021

 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	15 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,370,000	30/06/2021
2	6 Potter Ct TEMPLESTOWE LOWER 3107	\$1,260,000	21/06/2021
3	16 Hotham St TEMPLESTOWE LOWER 3107	\$1,448,000	22/05/2021

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:

03/08/2021 15:15



Property Type: House (Res)

Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

June quarter 2021: \$1,445,000

Comparable Properties



15 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 30/06/2021

Property Type: House (Res)

Land Size: 739 sqm approx



6 Potter Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 21/06/2021

Property Type: House

Land Size: 713 sqm approx



16 Hotham St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,448,000

Method: Auction Sale

Date: 22/05/2021

Rooms: 7

Property Type: House (Res)

Land Size: 661 sqm approx