

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

101 Rose Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,370,000 Property Type House Suburb Templestowe Lower

Period - From 18/09/2023 to 17/09/2024 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	28 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,250,000	06/09/2024
2	17 Nirvana Cr BULLEEN 3105	\$1,230,000	31/07/2024
3	45 Jacana Av TEMPLESTOWE LOWER 3107	\$1,160,000	26/07/2024

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: 18/09/2024 13:04

101 Rose Avenue, Templestowe Lower Vic 3107



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
18/09/2023 - 17/09/2024: \$1,370,000

Comparable Properties



28 Jeffrey St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 06/09/2024
Property Type: House (Res)
Land Size: 725 sqm approx



17 Nirvana Cr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,230,000
Method: Sold Before Auction
Date: 31/07/2024
Property Type: House (Res)
Land Size: 567 sqm approx



45 Jacana Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Sold Before Auction
Date: 26/07/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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