



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
33a Toulon Avenue,
LOWER TEMPLESTOWE

4 3 3 1

Indicative selling price

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

Range \$1,100,000 - \$1,210,000



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Ross-Hunt

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Sales



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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 33a Toulon Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2020 to 31/03/2020 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	46 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,385,000	04/03/2020
2	1/2 Ashford St TEMPLESTOWE LOWER 3107	\$1,366,000	16/11/2019
3	8/81-83 Glenair Ct TEMPLESTOWE LOWER 3107	\$1,360,500	28/11/2019

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: 04/05/2020 10:05



 4  3  1

Property Type: House

Agent Comments

Comparable Properties



46 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,385,000

Method: Private Sale

Date: 04/03/2020

Rooms: 8

Property Type: House

Land Size: 376 sqm approx



1/2 Ashford St TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

 3  -  -

Price: \$1,366,000

Method: Sale

Date: 16/11/2019

Property Type: Flat/Unit/Apartment (Res)



8/81-83 Glenair Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,360,500

Method: Private Sale

Date: 28/11/2019

Property Type: Townhouse (Single)

Land Size: 327 sqm approx