

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 16 Corroboree Place, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,280,000 & \$1,408,000

Median sale price

Median price \$1,603,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2022 to 31/03/2022 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	37 Robert St BULLEEN 3105	\$1,405,000	18/03/2022
2	29 Ranleigh Rise TEMPLESTOWE LOWER 3107	\$1,390,000	24/05/2022
3	40 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,280,000	31/03/2022

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: 08/06/2022 09:43



Property Type:

Agent Comments

Comparable Properties

37 Robert St BULLEEN 3105 (VG)

Agent Comments



Price: \$1,405,000

Method: Sale

Date: 18/03/2022

Property Type: House (Res)

Land Size: 684 sqm approx



29 Ranleigh Rise TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,390,000

Method: Private Sale

Date: 24/05/2022

Rooms: 5

Property Type: House (Res)

Land Size: 901 sqm approx



40 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 31/03/2022

Property Type: House (Res)

Land Size: 715 sqm approx

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