

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

12 Rae Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,269,000

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	34 Gisborne St BULLEEN 3105	\$1,300,000	13/05/2022
2	20 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,225,000	30/04/2022
3			

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:

04/07/2022 09:42

12 Rae Street, Templestowe Lower Vic 3107



Daniel Bullen

9908 5700

0412 809 725

danielbullen@jellisrcraig.com.au

Indicative Selling Price

\$1,269,000

Median House Price

March quarter 2022: \$1,603,000



3 1 2

Property Type: House (Res)

Land Size: 718 sqm approx

Agent Comments

Comparable Properties



34 Gisborne St BULLEEN 3105 (REI)

Agent Comments

3 1 1

Price: \$1,300,000

Method: Private Sale

Date: 13/05/2022

Property Type: House

Land Size: 635 sqm approx



20 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 1

Price: \$1,225,000

Method: Private Sale

Date: 30/04/2022

Property Type: House

Land Size: 887 sqm approx

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.

Account - Jellis Craig | P: (03) 9908 5700



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