

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 7 Balmoral Avenue, Templestowe Lower, VIC 3107

Indicative selling price

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

Price Range \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Templestowe Lower (3107)

Period - From 29/09/2019 to 29/09/2020 Source Realestate

Comparable property sales

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
63 ASTLEY STREET, TEMPLESTOWE LOWER VIC 3107	\$1,660,000	30/06/2020
12 ASTLEY STREET, TEMPLESTOWE LOWER VIC 3107	\$1,312,500	22/05/2020
3 WREN COURT, TEMPLESTOWE LOWER VIC 3107	\$1,491,000	07/03/2020

This Statement of Information was prepared on: 27/10/2020