

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 6 Milsom Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,290,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2024 to 30/09/2024 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	21 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,450,000	05/12/2024
2	103 Pleasant Rd TEMPLESTOWE LOWER 3107	\$1,100,000	09/11/2024
3	10 Richard St TEMPLESTOWE LOWER 3107	\$1,311,000	05/10/2024

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: 16/12/2024 10:48



 4  3  3

Property Type: House (Res)

Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price

\$1,290,000

Median House Price

September quarter 2024: \$1,360,000

Comparable Properties



21 Gidgee Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,450,000

Method: Private Sale

Date: 05/12/2024

Property Type: House

Land Size: 791 sqm approx



103 Pleasant Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  3

Price: \$1,100,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 652 sqm approx



10 Richard St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  -

Price: \$1,311,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)

Land Size: 667 sqm approx

Account - Barry Plant | P: 03 9842 8888