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	22 Rosa Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,400,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2023 to 30/06/2024 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	6 Ballamore Cr DONCASTER 3108	$1,930,000	13/07/2024
2	28 Ballamore Cr DONCASTER 3108	$1,860,888	25/05/2024
3	27 Bordeaux St DONCASTER 3108	$1,850,000	19/05/2024

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: 19/09/2024 14:53

22 Rosa Street, Templestowe Lower Vic 3107

Anthony Pittas
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4 3 2

Property Type: House
Land Size: 808 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
Year ending June 2024: $1,400,000

Comparable Properties



6 Ballamore Cr DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,930,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments



28 Ballamore Cr DONCASTER 3108 (REI/VG)

5 2 3

Price: $1,860,888
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments



27 Bordeaux St DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,850,000
Method: Sold After Auction
Date: 19/05/2024
Property Type: House
Land Size: 654 sqm approx

Agent Comments

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