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	32 Feathertop Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,480,000 & $1,550,000

Median sale price

Median price $1,415,000 Property Type House Suburb Templestowe Lower

Period - From 18/10/2022 to 17/10/2023 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	25 Montpellier Cr TEMPLESTOWE LOWER 3107	$1,530,000	19/08/2023
2	3 Cypress Av TEMPLESTOWE LOWER 3107	$1,520,000	23/09/2023
3	43 Chalon Av TEMPLESTOWE LOWER 3107	$1,495,000	05/08/2023

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: 18/10/2023 09:19

32 Feathertop Avenue, Templestowe Lower Vic 3107



4 2 2

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,550,000
Median House Price
18/10/2022 - 17/10/2023: $1,415,000

Comparable Properties



25 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI)

5 2 2

Price: $1,530,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



3 Cypress Av TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,520,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 642 sqm approx

Agent Comments



43 Chalon Av TEMPLESTOWE LOWER 3107 (REI/VG)

4 3 2

Price: $1,495,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments

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

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