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	14 Buller Terrace, Templestowe Lower Vic 3107

Indicative selling price

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

Single price	$1,349,000

Median sale price

Median price	$1,380,000	Property Type	House	Suburb	Templestowe Lower
Period - From	01/04/2024	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	2 Bedford Ct TEMPLESTOWE LOWER 3107	$1,360,000	05/09/2024
2	3 Newbury Cl TEMPLESTOWE LOWER 3107	$1,382,000	24/08/2024
3	27 Gidgee Av TEMPLESTOWE LOWER 3107	$1,335,000	27/07/2024

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: 09/09/2024 20:14

14 Buller Terrace, Templestowe Lower Vic 3107



4 2 2

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,349,000
Median House Price
June quarter 2024: $1,380,000

Comparable Properties



2 Bedford Ct TEMPLESTOWE LOWER 3107 (REI)

3 2 2

Price: $1,360,000
Method: Private Sale
Date: 05/09/2024
Property Type: House (Res)
Land Size: 948 sqm approx

Agent Comments



3 Newbury Cl TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,382,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 770 sqm approx

Agent Comments



27 Gidgee Av TEMPLESTOWE LOWER 3107 (REI)

4 2 1

Price: $1,335,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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