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	48 Balmoral Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,371,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2023 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	50 Balmoral Av TEMPLESTOWE LOWER 3107	$1,175,000	05/10/2024
2	369 Manningham Rd DONCASTER 3108	$1,158,000	05/07/2024
3	4 Fleur La DONCASTER 3108	$1,200,000	26/06/2024

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: 14/10/2024 14:49

48 Balmoral Avenue, Templestowe Lower Vic 3107

Thi Nguyen
8841 4888
0423 027 036
thinguyen@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2024: $1,371,000

Comparable Properties



50 Balmoral Av TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,175,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)

Agent Comments



369 Manningham Rd DONCASTER 3108 (REI/VG)

3 2 1

Price: $1,158,000
Method: Private Sale
Date: 05/07/2024
Property Type: House

Agent Comments



4 Fleur La DONCASTER 3108 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 26/06/2024
Property Type: Townhouse (Single)
Land Size: 167 sqm approx

Agent Comments

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