

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	323 Church Road, Templestowe Vic 3106
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Indicative selling price

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

Single price	\$2,860,000
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Median sale price

Median price	\$1,800,000	Property Type	House	Suburb	Templestowe
Period - From	01/04/2023	to	31/03/2024	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	206 Serpells Rd TEMPLESTOWE 3106	\$3,680,000	02/03/2024
2	336 Church Rd TEMPLESTOWE 3106	\$3,520,000	20/04/2024
3	2 Pine Valley Way TEMPLESTOWE 3106	\$2,800,000	04/03/2024

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:	19/06/2024 09:46
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323 Church Road, Templestowe Vic 3106



first
national
REAL ESTATE

Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

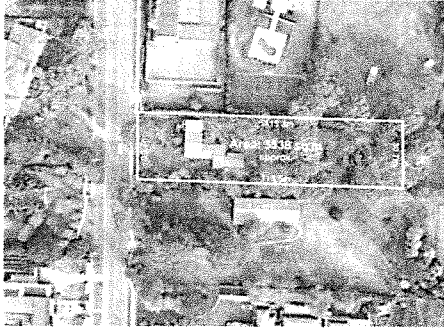
eddie@billschlink.com.au

Indicative Selling Price

\$2,860,000

Median House Price

Year ending March 2024: \$1,800,000



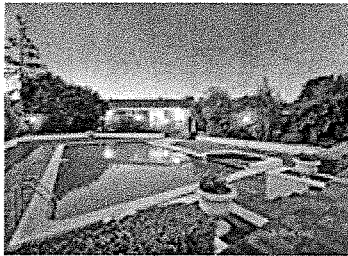
3 2 2

Property Type: House (Res)

Land Size: 3538 sqm approx

Agent Comments

Comparable Properties



206 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

5 4 4

Price: \$3,680,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 4061 sqm approx



336 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments

5 4 4

Price: \$3,520,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 4066 sqm approx



2 Pine Valley Way TEMPLESTOWE 3106 (REI)

Agent Comments

7 4 4

Price: \$2,800,000

Method: Private Sale

Date: 04/03/2024

Property Type: House (Res)

Land Size: 4022 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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