

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

1/35 King Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$887,500 Property Type Unit Suburb Templestowe

Period - From 01/01/2024 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	2/45 King St TEMPLESTOWE 3106	\$1,001,000	01/03/2024
2	1/903 Doncaster Rd DONCASTER EAST 3109	\$1,000,000	26/10/2023
3	1/10 Fromhold Dr DONCASTER 3108	\$930,000	27/03/2024

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:

22/04/2024 12:07



 3
  2
  2

Rooms: 5
Property Type: Unit
Land Size: 266 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median Unit Price
 March quarter 2024: \$887,500

Comparable Properties



2/45 King St TEMPLESTOWE 3106 (REI)

Agent Comments

 3
  2
  2

Price: \$1,001,000
Method: Private Sale
Date: 01/03/2024
Property Type: Unit
Land Size: 323 sqm approx



1/903 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,000,000
Method: Private Sale
Date: 26/10/2023
Property Type: Unit



1/10 Fromhold Dr DONCASTER 3108 (REI)

Agent Comments

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  3
  2

Price: \$930,000
Method: Auction Sale
Date: 27/03/2024
Property Type: Unit
Land Size: 420 sqm approx

Account - Marshall White | P: 03 9822 9999