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 | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-------------|
| Range betweer | \$950,000 | | & | | \$1,045,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$887,500 | Pro | operty Type | Unit | | | Suburb | Templestowe |
| Period - From | 01/01/2024 | to | 31/03/2024 | | So | urce | 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.

| Ad | dress 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







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)



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



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



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



1/10 Fromhold Dr DONCASTER 3108 (REI)



Agent Comments



Method: Auction Sale Date: 27/03/2024 Property Type: Unit Land Size: 420 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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