

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

1/5 Aumann Drive, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,150,000

&

\$1,260,000

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	1/45 Andersons Creek Rd DONCASTER EAST 3109	\$1,248,000	08/05/2024
2			
3			

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:

21/06/2024 13:45

1/5 Aumann Drive, Templestowe Vic 3106

**Jellis
Craig**

Sam Kocuk

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Indicative Selling Price

\$1,150,000 - \$1,260,000

Median House Price

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



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/45 Andersons Creek Rd DONCASTER EAST 3109 (REI) Agent Comments

 4  3  2

Price: \$1,248,000

Method: Private Sale

Date: 08/05/2024

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 8841 4888



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