

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

1/9 Glendale Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$595,000 & \$645,000

Median sale price

Median price \$673,500 Property Type Unit Suburb Templestowe

Period - From 01/07/2023 to 30/09/2023 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	1/241 Williamsons Rd TEMPLESTOWE 3106	\$657,000	22/07/2023
2	13/123 Parker St TEMPLESTOWE 3106	\$615,000	05/09/2023
3	8/123 Parker St TEMPLESTOWE 3106	\$560,000	11/11/2023

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:

14/11/2023 16:10



 2  1  1

Property Type: unit

Agent Comments

Indicative Selling Price

\$595,000 - \$645,000

Median Unit Price

September quarter 2023: \$673,500

Comparable Properties



1/241 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 2  1  1

Price: \$657,000

Method: Private Sale

Date: 22/07/2023

Property Type: Unit

Land Size: 205 sqm approx



13/123 Parker St TEMPLESTOWE 3106 (REI)

Agent Comments

 2  2  2

Price: \$615,000

Method: Private Sale

Date: 05/09/2023

Property Type: Townhouse (Res)

Land Size: 105 sqm approx



8/123 Parker St TEMPLESTOWE 3106 (REI)

Agent Comments

 2  1  2

Price: \$560,000

Method: Private Sale

Date: 11/11/2023

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888