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 Athenry Terrace, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,625,000	Pro	operty Type	Hou	ise		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1 Princeton PI TEMPLESTOWE 3106	\$1,270,000	26/04/2024
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.

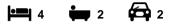
This Statement of Information was prepared on:

14/05/2024 14:10









Property Type: House (Res) Land Size: 778 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2024: \$1,625,000

Comparable Properties



 1 Princeton PI TEMPLESTOWE 3106 (REI)
 Agent Comments

 Image: 1
 3
 Image: 2
 Image: 2

 Price: \$1,270,000
 Image: 26/04/2024
 Image: 26/04/2024

 Date: 26/04/2024
 Rooms: 5

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.

Property Type: House (Res) Land Size: 800 sqm approx

Account - Barry Plant | P: 03 9842 8888





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