

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

106 The Grange, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,695,000

Property Type

House

Suburb

Templestowe

Period - From

01/07/2022

to

30/06/2023

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	10 Newlyn CI TEMPLESTOWE 3106	\$1,236,000	20/05/2023
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:

24/07/2023 16:47

106 The Grange, Templestowe Vic 3106

Harcourts

John Konidaris

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending June 2023: \$1,695,000



Property Type: House (Previously Occupied - Detached)

Land Size: 648 sqm approx

Agent Comments

Comparable Properties



10 Newlyn CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,236,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 661 sqm approx

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 - Harcourts Manningham | P: 03 9842 8000



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