

# 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

107A Atkinson Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,800,000 Property Type House Suburb Templestowe

Period - From 01/04/2023 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	33 Margot Av DONCASTER 3108	\$1,850,000	23/03/2023
2	166 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,639,500	01/03/2023
3	1/11 Gardenview Ct TEMPLESTOWE 3106	\$1,555,000	22/04/2023

**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:

09/08/2023 12:28



 4  3  2

**Property Type:** House  
**Land Size:** 283 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
June quarter 2023: \$1,800,000

## Comparable Properties



**33 Margot Av DONCASTER 3108 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 23/03/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 345 sqm approx



**166 Macedon Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,639,500  
**Method:** Private Sale  
**Date:** 01/03/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 324 sqm approx



**1/11 Gardenview Ct TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,555,000  
**Method:** Auction Sale  
**Date:** 22/04/2023  
**Property Type:** Townhouse (Res)

**Account - Barry Plant | P: 03 9842 8888**