#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	11 Kenman Close, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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#### Median sale price

Median price	\$1,695,000	Pro	perty 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

7,01	aress of comparable property	1 1100	Date of Sale
1	2/8 Innisfallen Av TEMPLESTOWE 3106	\$1,188,000	28/06/2023
2	2/22 Oliver Rd TEMPLESTOWE 3106	\$1,178,500	13/05/2023
3	370a Porter St TEMPLESTOWE 3106	\$1,100,000	29/05/2023

#### 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:	06/09/2023 19:28



Date of sale

## RT Edgar





**Property Type:** House **Land Size:** 398 sqm approx Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending June 2023: \$1,695,000

### Comparable Properties



2/8 Innisfallen Av TEMPLESTOWE 3106 (REI)

• 2

Price: \$1,188,000 Method: Private Sale

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Date: 28/06/2023 Property Type: House **Agent Comments** 



2/22 Oliver Rd TEMPLESTOWE 3106 (REI/VG)

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**Price:** \$1,178,500 **Method:** Auction Sale **Date:** 13/05/2023

Property Type: Townhouse (Res)





370a Porter St TEMPLESTOWE 3106 (REI)

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Price: \$1,100,000 Method: Private Sale Date: 29/05/2023

Property Type: House (Res) Land Size: 463 sqm approx

**Agent Comments** 

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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