

# 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

11 Kenman Close, 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 \$1,150,000 & \$1,250,000

### 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	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



3   2   2

**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)**   Agent Comments

3   2   2

**Price:** \$1,188,000  
**Method:** Private Sale  
**Date:** 28/06/2023  
**Property Type:** House



**2/22 Oliver Rd TEMPLESTOWE 3106 (REI/VG)**   Agent Comments

4   3   2

**Price:** \$1,178,500  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** Townhouse (Res)



**370a Porter St TEMPLESTOWE 3106 (REI)**   Agent Comments

4   2   2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 29/05/2023  
**Property Type:** House (Res)  
**Land Size:** 463 sqm approx

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