

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 Little Valley Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	237 Serpells Rd TEMPLESTOWE 3106	\$2,300,000	22/02/2024
2	8 Bali Hi Blvd TEMPLESTOWE 3106	\$2,350,000	18/11/2023
3	20 Henry St DONCASTER 3108	\$2,400,000	11/12/2023

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:

29/04/2024 13:19



Rooms: 9

Property Type: House (Res)

Land Size: 1440 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending March 2024: \$1,800,000

Comparable Properties



237 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,300,000

Method: Expression of Interest

Date: 22/02/2024

Property Type: House (Res)

Land Size: 950 sqm approx



8 Bali Hi Blvd TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$2,350,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 854 sqm approx



20 Henry St DONCASTER 3108 (REI)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 11/12/2023

Property Type: House

Land Size: 1303 sqm approx