

# 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

15 Glenair 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,773,500 Property Type House Suburb Templestowe

Period - From 01/07/2023 to 30/09/2023 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	4 Libra Ct TEMPLESTOWE 3106	\$1,210,000	07/10/2023
2	6 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,370,000	11/11/2023
3	14 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,345,000	25/10/2023

**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:

20/12/2023 11:21



 4    2    2

**Property Type:** House  
**Land Size:** 767 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
September quarter 2023: \$1,773,500

## Comparable Properties

4 Libra Ct TEMPLESTOWE 3106 (REI)

**Agent Comments**

 4    2    2

**Price:** \$1,210,000  
**Method:**  
**Date:** 07/10/2023  
**Property Type:** House



6 Benambra Dr TEMPLESTOWE LOWER 3107 (REI)

**Agent Comments**

 5    2    4

**Price:** \$1,370,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



14 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)

**Agent Comments**

 4    3    1

**Price:** \$1,345,000  
**Method:** Sold Before Auction  
**Date:** 25/10/2023  
**Property Type:** House (Res)  
**Land Size:** 769 sqm approx

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