

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

157 King Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Templestowe

Period - From 01/01/2024 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	46 Woodlea St DONCASTER EAST 3109	\$1,888,800	02/12/2023
2	12 Tusanne Pl DONCASTER EAST 3109	\$1,830,000	20/04/2024
3	9 Schafter Dr DONCASTER EAST 3109	\$1,645,000	10/02/2024

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:

02/05/2024 12:12



 5  2  2

Property Type: House

Land Size: 547 sqm approx

Agent Comments

Comparable Properties



46 Woodlea St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,888,800

Method: Auction Sale

Date: 02/12/2023

Property Type: House

Land Size: 795 sqm approx



12 Tusanne PI DONCASTER EAST 3109 (REI)

Agent Comments

 5  3  2

Price: \$1,830,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 495 sqm approx



9 Schafter Dr DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,645,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)