

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

17-18 Valencia Terrace, Templestowe Vic 3106
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Indicative selling price

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

Range between

\$3,600,000

 &

\$3,950,000

Median sale price

Median price

\$1,850,500

 Property Type

House

 Suburb

Templestowe

Period - From

01/10/2023

 to

31/12/2023

 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	47 Obriens La TEMPLESTOWE 3106	\$3,300,000	19/01/2024
2	6 Lucieer Ct TEMPLESTOWE 3106	\$3,080,000	23/10/2023
3	8 Tuscany Rise TEMPLESTOWE 3106	\$2,790,000	04/09/2023

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:

16/02/2024 09:41



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Property Type: House
Land Size: 1797 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,600,000 - \$3,950,000
Median House Price
 December quarter 2023: \$1,850,500

Comparable Properties



47 Obriens La TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$3,300,000
Method: Private Sale
Date: 19/01/2024
Property Type: House (Res)
Land Size: 4034 sqm approx



6 Lucieer Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$3,080,000
Method: Private Sale
Date: 23/10/2023
Property Type: House (Res)
Land Size: 4390 sqm approx



8 Tuscany Rise TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$2,790,000
Method: Private Sale
Date: 04/09/2023
Property Type: House
Land Size: 4024 sqm approx

Account - Barry Plant | P: (03) 9431 1243