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	17-18 Valencia Terrace, Templestowe Vic 3106
Including suburb and	
postcode	

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	Pro	perty 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

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



Date of sale



Indicative Selling Price



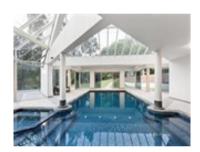


Property Type: House Land Size: 1797 sqm approx

Agent Comments

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

Comparable Properties



47 Obriens La TEMPLESTOWE 3106 (REI)





Price: \$3,300,000 Method: Private Sale Date: 19/01/2024

Property Type: House (Res) Land Size: 4034 sqm approx **Agent Comments**



6 Lucieer Ct TEMPLESTOWE 3106 (REI/VG)







Price: \$3,080,000 Method: Private Sale Date: 23/10/2023

Property Type: House (Res) Land Size: 4390 sqm approx Agent Comments



8 Tuscany Rise TEMPLESTOWE 3106 (REI/VG) Agent Comments

-- 5

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



