

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

2/5 Glendale Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between

\$750,000

 &

\$800,000

Median sale price

Median price

\$887,500

 Property Type

Unit

 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.

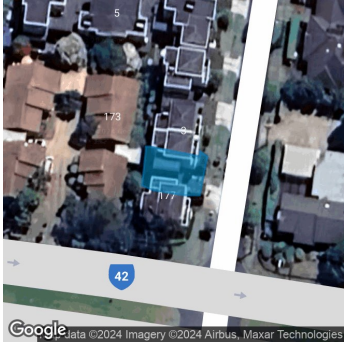
	Address of comparable property	Price	Date of sale
1	3/45 Glendale Av TEMPLESTOWE 3106	\$780,000	14/02/2024
2	2/45 Glendale Av TEMPLESTOWE 3106	\$780,000	14/02/2024
3	7/8 Anderson St TEMPLESTOWE 3106	\$695,000	16/03/2024

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:

23/05/2024 12:18



2 1 1

Property Type: Townhouse (Res)

Land Size: 131 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

March quarter 2024: \$887,500

Comparable Properties



3/45 Glendale Av TEMPLESTOWE 3106
(REI/VG)

Agent Comments

2 2 1

Price: \$780,000

Method: Private Sale

Date: 14/02/2024

Property Type: Townhouse (Res)



2/45 Glendale Av TEMPLESTOWE 3106
(REI/VG)

Agent Comments

2 2 1

Price: \$780,000

Method: Private Sale

Date: 14/02/2024

Property Type: Townhouse (Res)

Land Size: 76 sqm approx



7/8 Anderson St TEMPLESTOWE 3106
(REI/VG)

Agent Comments

2 1 1

Price: \$695,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Single)

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