

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 Glenvista Place, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,450,000 & \$1,590,000

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	12 Montreal Dr DONCASTER EAST 3109	\$1,582,000	27/01/2024
2	4 Tramore CI TEMPLESTOWE 3106	\$1,521,000	27/04/2024
3	55 King St TEMPLESTOWE 3106	\$1,452,000	09/12/2023

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: 07/05/2024 17:41



Property Type:

Divorce/Estate/Family Transfers

Land Size: 790 sqm approx

Agent Comments

Comparable Properties



12 Montreal Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,582,000

Method: Auction Sale

Date: 27/01/2024

Property Type: House (Res)

Land Size: 787 sqm approx



4 Tramore CI TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,521,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 785 sqm approx



55 King St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,452,000

Method: Private Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 682 sqm approx