

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 Raintree Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	235 Andersons Creek Rd DONCASTER EAST 3109	\$1,303,000	24/01/2024
2	295 Porter St TEMPLESTOWE 3106	\$1,300,000	24/02/2024
3	3 Kent Ct DONCASTER EAST 3109	\$1,160,700	16/02/2024

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:

28/05/2024 13:26



 4  2  2

Property Type: House (Res)

Land Size: 787 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2024: \$1,625,000

Comparable Properties



235 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,303,000

Method: Sold Before Auction

Date: 24/01/2024

Property Type: House (Res)

Land Size: 805 sqm approx



295 Porter St TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,300,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 796 sqm approx



3 Kent Ct DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,160,700

Method: Private Sale

Date: 16/02/2024

Property Type: House (Res)

Land Size: 665 sqm approx