

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

21 CLARKE STREET TEMPLESTOWE VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,650,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,643,500

Property type

House

Suburb

Templestowe

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

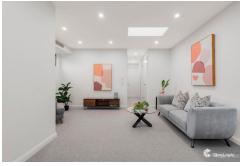
Date of sale

29 JACANA AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,700,000	06-Jul-23
30A WINTERS WAY DONCASTER VIC 3108	\$1,800,000	04-Feb-23
45A ALFREDA AVENUE BULLEEN VIC 3105	\$1,775,000	14-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 03 August 2023



**29 JACANA AVENUE
TEMPLESTOWE LOWER VIC 3107**

5 3 2

Sold Price ^{RS} **\$1,700,000** Sold Date **06-Jul-23**

Distance **2.91km**



**30A WINTERS WAY DONCASTER
VIC 3108**

4 3 2

Sold Price **\$1,800,000** Sold Date **04-Feb-23**

Distance **3.49km**



**45A ALFREDA AVENUE BULLEEN
VIC 3105**

4 3 2

Sold Price **\$1,775,000** Sold Date **14-Feb-23**

Distance **3.97km**

RS = Recent sale

UN = Undisclosed Sale

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