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

23 Edwin Road, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,300,000		&		\$3,600,000			
Median sale p	rice							
Median price	\$1,800,000	Pro	operty Type Hous		se		Suburb	Templestowe
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	336 Church Rd TEMPLESTOWE 3106	\$3,520,000	20/04/2024
2	47 Obriens La TEMPLESTOWE 3106	\$3,300,000	19/01/2024
3			

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:

02/07/2024 11:08



MARSHALL WHITE

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Property Type: House Land Size: 4000 sqm approx Agent Comments Indicative Selling Price \$3,300,000 - \$3,600,000 Median House Price Year ending March 2024: \$1,800,000

Comparable Properties



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.

Account - Marshall White | P: 03 9822 9999





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