

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

279 Church Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Templestowe

Period - From 01/10/2022 to 30/09/2023 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	5 Milne St TEMPLESTOWE 3106	\$1,550,000	02/06/2023
2	9 Thiele St DONCASTER 3108	\$1,550,000	27/06/2023
3	6 Crawford Rd TEMPLESTOWE LOWER 3107	\$1,400,000	04/09/2023

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:

14/11/2023 13:35



Property Type: Townhouse

Land Size: 353 sqm approx

Agent Comments

Comparable Properties



5 Milne St TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Sold Before Auction

Date: 02/06/2023

Property Type: Townhouse (Res)

Land Size: 281 sqm approx



9 Thiele St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 27/06/2023

Property Type: House



6 Crawford Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 04/09/2023

Property Type: Townhouse (Single)

Land Size: 330 sqm approx