

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 3/11 June Crescent, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$887,500 Property Type Unit 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	3/382-384 High St TEMPLESTOWE LOWER 3107	\$1,030,000	06/05/2024
2	3/181 Foote St TEMPLESTOWE 3106	\$1,080,000	02/03/2024
3	2/63 Anderson St TEMPLESTOWE 3106	\$930,000	29/12/2023

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: 23/05/2024 15:08



 3  2  2

Property Type: Unit
Land Size: 258 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Unit Price
 March quarter 2024: \$887,500

Comparable Properties

2/382-384 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,030,000
Method:
Date: 06/05/2024
Property Type: Townhouse



3/181 Foote St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,080,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)
Land Size: 201 sqm approx



2/63 Anderson St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$930,000
Method: Private Sale
Date: 29/12/2023
Property Type: Townhouse (Single)