## 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

3/15 Browning Drive, Templestowe Vic 3106

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |                 |     |             |      |           |      |        |             |
|--|-----------------|-----|-------------|------|-----------|------|--------|-------------|
| Range betweer  | tween \$800,000 |     | &           |      | \$880,000 |      |        |             |
| Median sale pr   | rice            |     |             |      |           |      |        |             |
| Median price   | \$880,000       | Pro | operty Type | Unit |           |      | Suburb | Templestowe |
| Period - From  | 01/10/2023      | to  | 31/12/2023  |      | 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 six months 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  | 7/213 Blackburn Rd DONCASTER EAST 3109 | \$888,000 | 01/03/2024   |
| 2  | 5/27 Dryden St DONCASTER EAST 3109     | \$810,000 | 23/09/2023   |
| 3  | 8/13 May St DONCASTER EAST 3109        | \$685,000 | 23/10/2023   |

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:

09/04/2024 16:15









Property Type: Unit Land Size: 213 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price December quarter 2023: \$880,000

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.

# **Comparable Properties**

| 7/213 Blackburn Rd DONCASTER EAST 3109<br>(REI)<br>2 1 1 1 1<br>Price: \$888,000<br>Method: Sold Before Auction<br>Date: 01/03/2024<br>Property Type: Unit<br>Land Size: 156 sqm approx | Agent Comments |
|---|----------------|
| 5/27 Dryden St DONCASTER EAST 3109<br>(REI/VG)<br>2 1 2 2<br>Price: \$810,000<br>Method: Auction Sale<br>Date: 23/09/2023<br>Property Type: Unit<br>Land Size: 317 sqm approx           | Agent Comments |
| 8/13 May St DONCASTER EAST 3109 (VG)<br>2  Price: \$685,000<br>Method: Sale<br>Date: 23/10/2023<br>Property Type: Flat/Unit/Apartment (Res)   | Agent Comments |

Account - Barry Plant | P: 03 9842 8888



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