

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 30 Peter-budge Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,691,750 Property Type House Suburb Templestowe

Period - From 01/04/2022 to 31/03/2023 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	27 Hillcroft Dr TEMPLESTOWE 3106	\$1,695,000	01/04/2023
2	37 Smiths Rd TEMPLESTOWE 3106	\$1,570,000	11/03/2023
3	2 Hampden Ct TEMPLESTOWE 3106	\$1,550,000	29/04/2023

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: 16/06/2023 11:44



Property Type: House
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending March 2023: \$1,691,750

Comparable Properties



27 Hillcroft Dr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,695,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 752 sqm approx



37 Smiths Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,570,000
Method: Auction Sale
Date: 11/03/2023
Property Type: House (Res)
Land Size: 791 sqm approx



2 Hampden Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,550,000
Method: Expression of Interest
Date: 29/04/2023
Property Type: House (Res)
Land Size: 662 sqm approx