

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 33 Glendale Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,000,000 Property Type Townhouse Suburb Templestowe

Period - From 26/04/2023 to 25/04/2024 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	279 Church Rd TEMPLESTOWE 3106	\$1,500,000	19/12/2023
2	8A Heysham Way TEMPLESTOWE 3106	\$1,500,000	23/02/2024
3	1/369 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,460,000	17/02/2024

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: 26/04/2024 11:41



 4  3  2

Property Type: Townhouse

Land Size: 378 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Townhouse Price

26/04/2023 - 25/04/2024: \$1,000,000

Comparable Properties

279 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000

Method:

Date: 19/12/2023

Property Type: Townhouse (Single)



8A Heysham Way TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,500,000

Method: Sold Before Auction

Date: 23/02/2024

Property Type: House (Res)

Land Size: 353 sqm approx



1/369 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,460,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)

Land Size: 293 sqm approx

Account - Barry Plant | P: 03 9842 8888