

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

36 The Grange, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,695,000 Property Type House Suburb Templestowe

Period - From 01/07/2022 to 30/06/2023 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	11 Aloha Gdns TEMPLESTOWE 3106	\$1,368,000	01/04/2023
2	10 Newlyn Cl TEMPLESTOWE 3106	\$1,236,000	20/05/2023
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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: 12/09/2023 10:47



Property Type: House

Land Size: 780 sqm approx

Agent Comments

Comparable Properties



11 Aloha Gdns TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$1,368,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 785 sqm approx



10 Newlyn CI TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$1,236,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 661 sqm approx

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.