

# 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 Thompsons Road, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,850,500 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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	19 Ben Nevis Gr BULLEEN 3105	\$1,415,000	18/10/2023
2	34 Barak St BULLEEN 3105	\$1,340,000	01/09/2023
3	4 Millicent Av BULLEEN 3105	\$1,335,000	18/11/2023

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:

29/02/2024 17:25



 5  2  3

**Property Type:** House  
**Land Size:** 604 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2023: \$1,850,500

## Comparable Properties

**19 Ben Nevis Gr BULLEEN 3105 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,415,000  
**Method:** Sold Before Auction  
**Date:** 18/10/2023  
**Property Type:** House (Res)  
**Land Size:** 883 sqm approx



**34 Barak St BULLEEN 3105 (REI/VG)**

**Agent Comments**

 4  2  1

**Price:** \$1,340,000  
**Method:** Private Sale  
**Date:** 01/09/2023  
**Property Type:** House  
**Land Size:** 659 sqm approx



**4 Millicent Av BULLEEN 3105 (REI/VG)**

**Agent Comments**

 6  2  2

**Price:** \$1,335,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx

**Account - Barry Plant | P: 03 9842 8888**