

# 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 37 Unwin Street, 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,625,000 Property Type House Suburb Templestowe

Period - From 01/01/2024 to 31/03/2024 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	51 Unwin St TEMPLESTOWE 3106	\$1,530,000	17/02/2024
2	382 Church Rd TEMPLESTOWE 3106	\$1,480,000	03/02/2024
3	7 Totara Ct TEMPLESTOWE LOWER 3107	\$1,440,000	23/03/2024

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: 18/06/2024 11:26



5 2 2

**Property Type:** House (Res)

**Land Size:** 647 sqm approx

Agent Comments

## Comparable Properties



51 Unwin St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 915 sqm approx



382 Church Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** House (Res)

**Land Size:** 809 sqm approx



7 Totara Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 774 sqm approx