### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 37 Unwin Street, Templestowe Vic 3106

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,625,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress 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



# Harcourts





**Property Type:** House (Res) **Land Size:** 647 sqm approx Agent Comments John Konidaris 03 9842 8000 0412 776 650 john.konidaris@harcourts.com.au

> Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price March quarter 2024: \$1,625,000

## **Comparable Properties**



51 Unwin St TEMPLESTOWE 3106 (REI/VG)



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

Agent Comments



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



Price: \$1,440,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 774 sqm approx

#### Account - Harcourts Manningham | P: 03 9842 8000





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