

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 4/10-12 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,160,000 Property Type Townhouse Suburb Templestowe

Period - From 30/10/2022 to 29/10/2023 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	3/9 Glendale Av TEMPLESTOWE 3106	\$820,000	13/05/2023
2	2/245 Williamsons Rd TEMPLESTOWE 3106	\$690,000	17/07/2023
3	13/123 Parker St TEMPLESTOWE 3106	\$615,000	05/09/2023

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: 30/10/2023 14:40



 2  1  2

Property Type: Townhouse (Res)

Land Size: 122 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

30/10/2022 - 29/10/2023: \$1,160,000

Comparable Properties



3/9 Glendale Av TEMPLESTOWE 3106 (REI/VG) Agent Comments

 2  2  2

Price: \$820,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Townhouse (Res)

Land Size: 131 sqm approx



2/245 Williamsons Rd TEMPLESTOWE 3106 (REI/VG) Agent Comments

 2  2  1

Price: \$690,000

Method: Private Sale

Date: 17/07/2023

Property Type: Unit



13/123 Parker St TEMPLESTOWE 3106 (REI) Agent Comments

 2  2  2

Price: \$615,000

Method: Private Sale

Date: 05/09/2023

Property Type: Townhouse (Res)

Land Size: 105 sqm approx

Account - Barry Plant | P: 03 9842 8888