Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
---------------------------	---	-------------

Median sale price

Median price	\$1,773,500	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/07/2023	to	30/09/2023		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

,	and the companion property		Date of care
1	14 Spring Valley Dr TEMPLESTOWE 3106	\$1,418,000	10/05/2023
2	36 Matisse Dr TEMPLESTOWE 3106	\$1,410,000	27/05/2023
3	33 Clontarf Cr TEMPLESTOWE 3106	\$1,400,000	31/03/2023

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:	06/11/2023 12:34



Date of sale



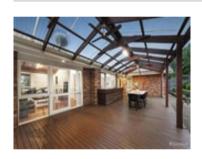




Property Type: House (Res) **Land Size:** 798 sqm approx Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price September quarter 2023: \$1,773,500

Comparable Properties



14 Spring Valley Dr TEMPLESTOWE 3106 (REI/VG)

= 4 **=** 2 **=** 2

Price: \$1,418,000 **Method:** Private Sale **Date:** 10/05/2023

Property Type: House (Res) **Land Size:** 786 sqm approx

Agent Comments



36 Matisse Dr TEMPLESTOWE 3106 (REI/VG)

4 🖢 2 🛱 2

Price: \$1,410,000 Method: Private Sale Date: 27/05/2023 Property Type: House Land Size: 845 sqm approx Agent Comments



33 Clontarf Cr TEMPLESTOWE 3106 (REI/VG)

- OI 121111 22010112 0100 (112111

2

Price: \$1,400,000 Method: Private Sale Date: 31/03/2023 Property Type: House Land Size: 780 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



