

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

40 Unwin Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

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	28 Unwin St TEMPLESTOWE 3106	\$1,650,000	14/11/2023
2	6 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,635,000	31/10/2023
3	5 Herlihys Rd TEMPLESTOWE LOWER 3107	\$1,515,000	07/09/2023

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:

22/01/2024 16:33



3 2 2

Property Type: House

Land Size: 823 sqm approx

Agent Comments

Comparable Properties



28 Unwin St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Private Sale

Date: 14/11/2023

Property Type: House (Res)

Land Size: 761 sqm approx



6 Cambridge Wynd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,635,000

Method: Sold Before Auction

Date: 31/10/2023

Property Type: House (Res)

Land Size: 676 sqm approx



5 Herlihy Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,515,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: House (Res)

Land Size: 850 sqm approx