

# 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

41 Spring Valley Drive, Templestowe Vic 3106
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,700,000
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 & 

\$1,870,000
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### Median sale price

Median price 

\$1,773,500
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 Property Type 

House
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 Suburb 

Templestowe
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Period - From 

01/07/2023
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 to 

30/09/2023
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 Source 

REIV
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### 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	4 Aumann Dr TEMPLESTOWE 3106	\$1,951,000	07/10/2023
2	21a Oliver Rd TEMPLESTOWE 3106	\$1,886,000	26/10/2023
3	2 Hampton Cl TEMPLESTOWE 3106	\$1,608,000	19/08/2023

**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: 

08/01/2024 12:30
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 5    3    2

**Property Type:** House  
**Land Size:** 489 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,870,000  
**Median House Price**  
September quarter 2023: \$1,773,500

## Comparable Properties



**4 Aumann Dr TEMPLESTOWE 3106 (REI/VG)**   **Agent Comments**

 4    4    2

**Price:** \$1,951,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 355 sqm approx



**21a Oliver Rd TEMPLESTOWE 3106 (REI)**   **Agent Comments**

 4    3    2

**Price:** \$1,886,000  
**Method:** Auction Sale  
**Date:** 26/10/2023  
**Property Type:** House (Res)  
**Land Size:** 511 sqm approx



**2 Hampton Ct TEMPLESTOWE 3106 (REI/VG)**   **Agent Comments**

 5    3    2

**Price:** \$1,608,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)

**Account - Barry Plant** | P: 03 9842 8888