

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

47 Obriens Lane, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$1,773,500 Property 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 | Price | Date of sale |
|---|---------------------------------|-------------|--------------|
| 1 | 2 Winifred Ct TEMPLESTOWE 3106 | \$3,150,000 | 25/09/2023 |
| 2 | 4 Lempriere CI TEMPLESTOWE 3106 | \$3,100,000 | 09/11/2023 |
| 3 | 6 Lucieer Ct TEMPLESTOWE 3106 | \$3,080,000 | 23/10/2023 |

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:

13/11/2023 15:12



Property Type: House

Land Size: 4034 sqm approx

Agent Comments

Comparable Properties



2 Winifred Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$3,150,000

Method: Private Sale

Date: 25/09/2023

Property Type: House (Res)

Land Size: 4001 sqm approx



4 Lempriere Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$3,100,000

Method: Private Sale

Date: 09/11/2023

Property Type: House

Land Size: 4756 sqm approx



6 Lucieer Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$3,080,000

Method: Private Sale

Date: 23/10/2023

Property Type: House (Res)