

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 5/23 June Crescent, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Templestowe

Period - From 01/04/2023 to 31/03/2024 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	1/82 Wood St TEMPLESTOWE 3106	\$1,100,000	11/05/2024
2	17 Hawtin St TEMPLESTOWE 3106	\$1,165,000	18/05/2024
3	2/15 Herlihys Rd TEMPLESTOWE LOWER 3107	\$1,220,000	12/02/2024

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: 25/06/2024 15:45



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2024: \$1,800,000

Comparable Properties



1/82 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 2

Price: \$1,100,000

Method: Private Sale

Date: 11/05/2024

Property Type: Townhouse (Single)

Land Size: 302 sqm approx



17 Hawtin St TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

Price: \$1,165,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Townhouse (Res)

Land Size: 325 sqm approx



2/15 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

4 3 2

Price: \$1,220,000

Method: Private Sale

Date: 12/02/2024

Property Type: Townhouse (Single)