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 | 5/23 June Crescent, Templestowe Vic 3106 Including suburb and postcode

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	Pro	perty 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

Add	dress 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 comparableproperties 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





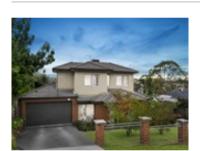
Sam Kocuk 8841 4888 0419 311 222 samkocuk@ielliscraig.com.au

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)

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Price: \$1,100,000 Method: Private Sale Date: 11/05/2024

Property Type: Townhouse (Single) **Land Size:** 302 sqm approx

Agent Comments



17 Hawtin St TEMPLESTOWE 3106 (REI)

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Price: \$1,165,000 **Method:** Auction Sale **Date:** 18/05/2024

Property Type: Townhouse (Res) **Land Size:** 325 sqm approx

Agent Comments



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

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Price: \$1,220,000 **Method:** Private Sale **Date:** 12/02/2024

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8841 4888



