

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 6 Cambridge Wynd, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2023 to 30/06/2023 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	3 Cypress Av TEMPLESTOWE LOWER 3107	\$1,520,000	23/09/2023
2	2 Woodlea St DONCASTER EAST 3109	\$1,440,000	28/05/2023
3	1 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,405,000	22/04/2023

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: 10/10/2023 11:46



Property Type: House
Land Size: 676 sqm approx
Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2023: \$1,450,000

Comparable Properties



3 Cypress Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,520,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 642 sqm approx



2 Woodlea St DONCASTER EAST 3109 (VG)

Agent Comments



Price: \$1,440,000
Method: Sale
Date: 28/05/2023
Property Type: House (Res)
Land Size: 653 sqm approx



1 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,405,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 665 sqm approx