

# 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 Ferndell Crescent, Templestowe Vic 3106

### Indicative selling price

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

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

### Median sale price

Median price \$1,695,000 Property Type House Suburb Templestowe

Period - From 01/07/2022 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	24 Buvelot Wynd DONCASTER EAST 3109	\$1,500,000	02/09/2023
2	10 Verdi Ct TEMPLESTOWE 3106	\$1,466,000	26/08/2023
3	53 Winston Dr DONCASTER 3108	\$1,410,000	07/10/2023

**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: 12/10/2023 12:31



 4    2    2

**Property Type:** House

**Land Size:** 650 sqm approx

Agent Comments

## Comparable Properties



**24 Buvelot Wynd DONCASTER EAST 3109 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)



**10 Verdi Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,466,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 901 sqm approx



**53 Winston Dr DONCASTER 3108 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 656 sqm approx