

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 69 Beecroft Crescent, Templestowe

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,685,000

Median sale price

Median price \$1,625,000

Property type House

Suburb Templestowe

Period - From Jan 2024

to

March 2024

Source REIV

Comparable property sales

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. 8 Woodlea Street, Doncaster East	\$ 1,715,000	27/04/2024
2. 157 King Street, Templestowe	\$ 1,630,000	25/05/2024
3. 8 Belinda Crescent, Doncaster East	\$ 1,720,000	24/02/2024

This Statement of Information was prepared on: 6/06/2024

Comparable properties



\$ 1,715,000

8 Woodlea Street, Doncaster East, Victoria

DATE: 27/04/2024

PROPERTY TYPE: HOUSE

 4  2
 2  644 sqm



\$ 1,630,000

157 King Street, Templestowe, Victoria

DATE: 25/05/2024

PROPERTY TYPE: HOUSE

 5  2
 2  644 sqm



\$ 1,720,000

8 Belinda Crescent, Doncaster East, Victoria

DATE: 24/02/2024

PROPERTY TYPE: HOUSE

 4  2
 2  650 sqm x

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Our Difference



Average of only 21 days on market



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