

# 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

7 Concord Rise, 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 \$2,900,000 & \$3,100,000

### Median sale price

Median price \$1,850,500 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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	47 Obriens La TEMPLESTOWE 3106	\$3,300,000	19/01/2024
2	6 Concord Rise TEMPLESTOWE 3106	\$3,000,000	15/11/2023
3	3-4 Read St TEMPLESTOWE 3106	\$3,000,000	01/02/2024

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:

03/04/2024 12:32



 6  4  3

**Property Type:** House

**Land Size:** 4004 sqm approx

Agent Comments

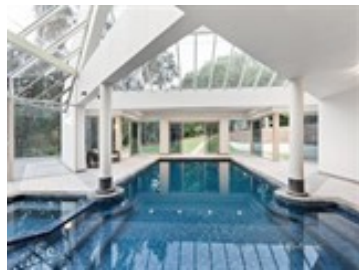
**Indicative Selling Price**

\$2,900,000 - \$3,100,000

**Median House Price**

December quarter 2023: \$1,850,500

## Comparable Properties



**47 Obriens La TEMPLESTOWE 3106 (REI/VG)** Agent Comments

 4  4  3

**Price:** \$3,300,000

**Method:** Private Sale

**Date:** 19/01/2024

**Property Type:** House (Res)

**Land Size:** 4034 sqm approx



**6 Concord Rise TEMPLESTOWE 3106 (REI)** Agent Comments

 5  3  4

**Price:** \$3,000,000

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** House (Res)

**Land Size:** 4011 sqm approx



**3-4 Read St TEMPLESTOWE 3106 (REI)** Agent Comments

 5  3  4

**Price:** \$3,000,000

**Method:** Private Sale

**Date:** 01/02/2024

**Property Type:** House

**Land Size:** 6372 sqm approx