

# 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 71 Newmans Road, 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 \$2,980,000 & \$3,260,000

### 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	4 Lempriere CI TEMPLESTOWE 3106	\$3,100,000	06/11/2023
2	6 Lucieer Ct TEMPLESTOWE 3106	\$3,080,000	23/10/2023
3	6 Concord Rise TEMPLESTOWE 3106	\$3,000,000	15/11/2023

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: 31/01/2024 13:39

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**Indicative Selling Price**

\$2,980,000 - \$3,260,000

**Median House Price**

December quarter 2023: \$1,850,500



 5    3    4

**Property Type:** House (Res)

**Land Size:** 5013 sqm approx

Agent Comments

## Comparable Properties



**4 Lempriere CI TEMPLESTOWE 3106 (REI)**

Agent Comments

 4    3    4

**Price:** \$3,100,000

**Method:** Private Sale

**Date:** 06/11/2023

**Property Type:** House (Res)

**Land Size:** 4756 sqm approx



**6 Lucieer Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

 4    3    2

**Price:** \$3,080,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** House (Res)



**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

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