

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 8 Aloha Gardens, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Templestowe

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	8 Paisley CI TEMPLESTOWE 3106	\$2,209,000	29/04/2023
2	1 Kersey PI DONCASTER 3108	\$1,940,000	13/05/2023
3	3 Peach Way TEMPLESTOWE 3106	\$1,900,000	23/06/2023

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: 02/10/2023 12:08

8 Aloha Gardens, Templestowe Vic 3106

**Jellis
Craig**

Anthony Pittas

8841 4888

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5 2 4

Property Type: House
Land Size: 840 sqm approx
Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

June quarter 2023: \$1,800,000

Comparable Properties



8 Paisley CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 3

Price: \$2,209,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 790 sqm approx



1 Kersey PI DONCASTER 3108 (REI/VG)

Agent Comments

5 3 6

Price: \$1,940,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 680 sqm approx



3 Peach Way TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,900,000
Method: Private Sale
Date: 23/06/2023
Property Type: House (Res)
Land Size: 821 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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