

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8 Templemore Drive Templestowe, 3106
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Indicative selling price

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

Range between	\$1,360,000 & \$1,460,000
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Median sale price

Median price	\$1,694,500	Property Type	NOT PROVIDED	Suburb	TEMPLESTOWE
Period - From	30-Apr-2023	to	31-Mar-2024	Source	realestate.com.au

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	269 Church Road, Templestowe, Vic 3106	\$1,418,000	02-Mar-2024
2	51 Unwin Street, Templestowe, Vic 3106	\$1,530,000	17-Feb-2024
3	8 Sunset Avenue, Templestowe, Vic 3106	\$1,665,000	25-Oct-2023

This statement of information was prepared on 22-May-2024 at 5:35:15 PM EST