

# 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

8A Warrick Grove, 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 \$1,250,000 & \$1,350,000

### Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	4/31 Oliver Rd TEMPLESTOWE 3106	\$1,400,000	17/03/2024
2	280a Serpells Rd TEMPLESTOWE 3106	\$1,325,000	02/12/2023
3			

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:

08/05/2024 12:50



 5    3    2

**Property Type:** House  
**Land Size:** 421 sqm approx  
**Agent Comments**

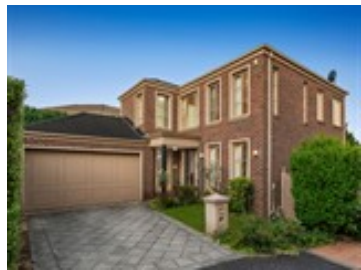
**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending March 2024: \$1,800,000

## Comparable Properties



**4/31 Oliver Rd TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 17/03/2024  
**Property Type:** House  
**Land Size:** 485 sqm approx



**280a Serpells Rd TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 500 sqm approx

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.