

## 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

9 GLENVISTA PLACE TEMPLESTOWE VIC 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,635,000

Property type

House

Suburb

Templestowe

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

21 INNISFALLEN AVENUE TEMPLESTOWE VIC 3106	1540000	01-Apr-23
14 SPRING VALLEY DRIVE TEMPLESTOWE VIC 3106	1418000	10-May-23
5 KENDALL CLOSE TEMPLESTOWE VIC 3106	1408000	04-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 04 July 2023



21 INNISFALLEN AVENUE  
TEMPLESTOWE VIC 3106

4 2 2

Sold Price

<sup>RS</sup> 1540000

Sold Date 01-Apr-23

Distance 1.36km



14 SPRING VALLEY DRIVE  
TEMPLESTOWE VIC 3106

4 2 2

Sold Price

<sup>RS</sup> 1418000

Sold Date 10-May-23

Distance 0.98km



5 KENDALL CLOSE TEMPLESTOWE VIC 3106

4 3 2

Sold Price

1408000

Sold Date 04-Mar-23

Distance 0.78km

RS = Recent sale

UN = Undisclosed Sale

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