

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 Renoir Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,820,000 & \$1,900,000

Median sale price

Median price \$1,050,000 Property Type Townhouse Suburb Templestowe

Period - From 25/01/2023 to 24/01/2024 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	53 Andersons Creek Rd DONCASTER EAST 3109	\$2,088,000	21/11/2023
2	4 Aumann Dr TEMPLESTOWE 3106	\$1,951,000	07/10/2023
3	317 Porter St TEMPLESTOWE 3106	\$1,815,000	26/08/2023

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: 25/01/2024 16:55



 4  3  2

Property Type: Townhouse

Land Size: 254 sqm approx

Agent Comments

Indicative Selling Price

\$1,820,000 - \$1,900,000

Median Townhouse Price

25/01/2023 - 24/01/2024: \$1,050,000

Comparable Properties



**53 Andersons Creek Rd DONCASTER EAST
3109 (REI)**

Agent Comments

 4  3  2

Price: \$2,088,000

Method: Private Sale

Date: 21/11/2023

Property Type: Townhouse (Res)

Land Size: 394 sqm approx



4 Aumann Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,951,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Land Size: 355 sqm approx



317 Porter St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  4  2

Price: \$1,815,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 401 sqm approx