

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 3/113 King Street, Templestowe

Indicative selling price

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

Single price \$1,350,000

or range between

&

Median sale price

Median price \$673,500

Property type UNIT

Suburb Templestowe

Period - From 01/07/2023

to

30/09/2023

Source

PDOL

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.~~

1.	34 Dryden Concourse DONCASTER EAST	17/06/2023	\$1,485,000
2.	21 Colchester Drive DONCASTER EAST	13/04/2023	\$1,535,000
3.	6/65 George Street DONCASTER EAST	17/06/2023	\$1,155,000

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: 06/11/2023