

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

6 Read Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$2,500,000

Median sale price

Median price

\$2,020,000

Property Type

Vacant land

Suburb

Templestowe

Period - From

12/01/2022

to

11/01/2023

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	6 Summerhill Rd TEMPLESTOWE 3106	\$2,000,000	26/10/2022
2			
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:

12/01/2023 15:15



Property Type: Land
Land Size: 4003 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000

Median Land Price
12/01/2022 - 11/01/2023: \$2,020,000

Comparable Properties



6 Summerhill Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 26/10/2022
Property Type: Land (Res)
Land Size: 4000 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.