## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Read Street, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$2,500,000									
Median sale price										
Median price	\$2,020,000	Pro	operty Type	Vac	ant land		Suburb	Templestowe		
Period - From	12/01/2022	to	11/01/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6 Summerhill Rd TEMPLESTOWE 3106	\$2,000,000	26/10/2022
2			
3			

#### OR

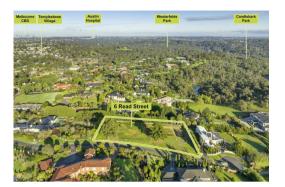
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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

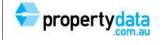


Price: \$2,000,000 Method: Private Sale Date: 26/10/2022 Property Type: Land (Res) Land Size: 4000 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888





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