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	76 The Grange, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,650,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/01/2021	to	31/03/2021		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

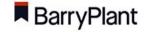
Add	dress of comparable property	Price	Date of sale
1	5 Honni Mews DONCASTER EAST 3109	\$1,200,000	19/12/2020
2	130 George St DONCASTER EAST 3109	\$1,156,000	23/11/2020
3	11 Kolor Way TEMPLESTOWE 3106	\$1,140,000	18/01/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/05/2021 09:45









Property Type: House Land Size: 649 sqm approx **Agent Comments**

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** March quarter 2021: \$1,650,000

Comparable Properties



5 Honni Mews DONCASTER EAST 3109 (REI/VG)

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Price: \$1,200,000 Method: Auction Sale Date: 19/12/2020

Property Type: House (Res) Land Size: 742 sqm approx

Agent Comments



130 George St DONCASTER EAST 3109

(REI/VG)

Price: \$1,156,000 Method: Private Sale





Date: 23/11/2020 Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments



11 Kolor Way TEMPLESTOWE 3106 (REI/VG)

Price: \$1,140,000 Method: Private Sale Date: 18/01/2021 Property Type: House Land Size: 644 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888



