

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

8 The Parkway, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,350,000

&

\$2,500,000

Median sale price

Median price \$1,773,500

Property Type House

Suburb Templestowe

Period - From 01/07/2023

to

30/09/2023

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	59 Deep Creek Dr DONCASTER EAST 3109	\$2,820,000	15/07/2023
2	65 Deep Creek Dr DONCASTER EAST 3109	\$2,460,000	07/10/2023
3	8 Haldane Ct DONCASTER EAST 3109	\$2,100,000	09/05/2023

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:

31/10/2023 12:43



 4  2  4

Rooms: 9
Property Type: House (Res)
Land Size: 1300 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,350,000 - \$2,500,000
Median House Price
September quarter 2023: \$1,773,500

Comparable Properties



59 Deep Creek Dr DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 5  3  3

Price: \$2,820,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 1600 sqm approx



65 Deep Creek Dr DONCASTER EAST 3109 (REI)

[Agent Comments](#)

 5  3  3

Price: \$2,460,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House
Land Size: 1600 sqm approx



8 Haldane Ct DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 5  3  2

Price: \$2,100,000
Method: Private Sale
Date: 09/05/2023
Property Type: House
Land Size: 932 sqm approx

Account - Barry Plant | P: 03 9842 8888