

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

22 Ferndell Crescent, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,765,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2022

to

31/03/2022

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	2 Bareena Gr DONCASTER EAST 3109	\$1,532,000	18/12/2021
2	55 Board St DONCASTER 3108	\$1,505,000	29/01/2022
3	123 Landscape Dr DONCASTER EAST 3109	\$1,470,000	18/12/2021

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:

26/04/2022 11:29



 5  2  2

Property Type: House
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
March quarter 2022: \$1,765,000

Comparable Properties

2 Bareena Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,532,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 653 sqm approx



55 Board St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,505,000
Method: Auction Sale
Date: 29/01/2022
Property Type: House (Res)
Land Size: 650 sqm approx



123 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,470,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 820 sqm approx

Account - Barry Plant | P: 03 9842 8888