

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

51 Smiths Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,190,000

&

\$1,300,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Templestowe

Period - From 01/01/2020

to 31/12/2020

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	31 Meredith Av TEMPLESTOWE 3106	\$1,350,000	29/10/2020
2	26 Athenry Tce TEMPLESTOWE 3106	\$1,310,000	28/11/2020
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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:

29/01/2021 17:20



Property Type: House (Previously Occupied - Detached)
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,300,000
Median House Price
Year ending December 2020: \$1,425,000

Comparable Properties



31 Meredith Av TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 29/10/2020
Property Type: House (Res)
Land Size: 785 sqm approx



26 Athenry Tce TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)
Land Size: 835 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.