

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

61 MILNE STREET TEMPLESTOWE VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,647,000

Property type

House

Suburb

Templestowe

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

12 TOULON DRIVE TEMPLESTOWE LOWER VIC 3107	\$1,565,000	15-Apr-23
9 STANLAKE RISE TEMPLESTOWE LOWER VIC 3107	\$1,510,000	01-Apr-23

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 6 months.

This Statement of Information was prepared on: 29 April 2023


**12 TOULON DRIVE TEMPLESTOWE
LOWER VIC 3107**

Sold Price

^{RS}
\$1,565,000

Sold Date

15-Apr-23


4



2



2

Distance

1.83km

**9 STANLAKE RISE TEMPLESTOWE
LOWER VIC 3107**

Sold Price

\$1,510,000

Sold Date

01-Apr-23


3



2



3

Distance

1.65km
RS = Recent sale

UN = Undisclosed Sale

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