

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

2/75 The Grange, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,145,000

Property Type Townhouse

Suburb Templestowe

Period - From 08/08/2021

to

07/08/2022

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	70 Margot Av DONCASTER 3108	\$1,260,000	12/05/2022
2	5/5 Glendale Av TEMPLESTOWE 3106	\$1,260,000	13/04/2022
3	25 June Cr TEMPLESTOWE 3106	\$1,180,000	22/06/2022

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:

08/08/2022 14:28



 4  3  2

Property Type: Townhouse
(Single)

Land Size: 215 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

08/08/2021 - 07/08/2022: \$1,145,000

Comparable Properties



70 Margot Av DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,260,000

Method: Sold Before Auction

Date: 12/05/2022

Property Type: Townhouse (Res)

Land Size: 343 sqm approx



5/5 Glendale Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,260,000

Method: Private Sale

Date: 13/04/2022

Property Type: Townhouse (Single)



25 June Cr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Private Sale

Date: 22/06/2022

Property Type: Townhouse (Single)